

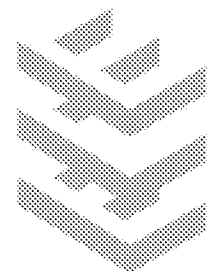
ECE Architecture

Design & Access Statement

Full Planning Application
for a Self-Build 3-Bedroom Detached House

Land at 7 Roman Acre,
Wick, Littlehampton, BN17 7HN

February 2025



Project Name: Full Planning Application for a Self-Build 3-Bedroom detached house

Location: Land at 7 Roman Acre, Wick, Littlehampton, BN17 7HN

Client: Mr Da Silva

File Reference: PRO/AK D10

Issue	Date	Author	Checked	Notes
P1	15.07.24	A King	A King	Planning Issue
P2	18.02.25	A King	A King	Planning Issue

Introduction

This Full Planning Application is for the construction of a detached 3-bedroom house at 7 Roman Acre in Wick, Littlehampton.

The site currently forms the garden of 7 Roman Acre, which is particularly large when compared to other properties in the area. The area proposed for the new house shares a boundary to the north with a garage block which provides parking for local residents.

The proposed house is designed as 2 storeys, with an internal area of 124sqm and is in full accordance with Nationally Described Space Standards. This proposed house will be a self-build. As part of the proposal, a reduced garden for the retained house at 7 Roman Acre will be provided of a suitable size.

The site is to be accessed from the east by the existing crossover to 7 Roman Acre. This will provide access for car parking, pedestrians and cycles.

The application presents a sensitively designed solution that will create an appropriately sized house which is attractive and appropriately scaled, that functions successfully within the setting of the site and that fully respects the setting and amenity of all of the surrounding dwellings. The house will be highly sustainable, using an ASHP to provide hot water and electricity to the dwelling.

Drawings provided with the application include a Site Survey, a Location Plan, a Site Plan, and Floor Plans and Elevations of the proposed dwelling.

This Planning Application follows a previously refused Planning Application. Further information is now provided in the form of a Flood Risk Assessment showing how the building can be constructed at a Finished Floor Level of +4.85m without any flooding issues.

Assessment

Site Description and Physical Considerations

The site is located to west of Roman Acre and can be accessed by pedestrians and vehicles via an existing crossover.

There is an existing fence and hedgerow to the northern boundary that will be used as the new northern boundary for the proposed site. The existing hedgerow will be trimmed back where retained, with new hedgerow planted to supplement the boundary.

The southern boundary of the proposed plot will be formed with a 18.m high close boarded fence, with a reduced size, but still large, garden maintained for 7 Roman Acre.

Surrounding housing is predominantly a mixture of two-storey semi-detached and terraced houses interspersed with detached houses. 7 Roman Acre is a semi-detached pair. The scale and massing of a detached plot in this location is therefore entirely appropriate with the aim of sitting comfortably within the immediate context and providing appropriate overlooking to the existing garage block to the north.

There is a defined style of architecture in the immediate area, comprising simple red brick houses with clay roof tiles and bonnet hip tiles. The style has some brick detailing including a soldier course between ground and first floor, with tile hung sills to windows. This style will be utilised within the design of the proposed house.

The surrounding properties all need to be considered with regard to overlooking and amenity issues in the design of the proposed dwelling; however, it is considered that the site maintains a very reasonable and appropriate distances to important elevations of neighbouring properties, with none of the surrounding properties having an overly close relationship with the site. There are no problematic habitable window to window relationships between the proposed dwelling and the surrounding buildings.

Planning Policy

The Planning Application conforms to all relevant Planning Policy within Arun District Council. To summarise;

- Government guidance in the form of the NPPF has been fully considered in this design response.
- The scheme provides a single self-build 3-bedroom house which is respectful of the surrounding area and of a suitably high design quality.
- The parking provision for the new dwelling is wholly appropriate, whilst the existing parking for 7 Roman Acre is maintained. Two cycle spaces will be provided for the proposed house within the rear garden in a lockable shed.
- The proposal improves the safety of the garages by providing natural surveillance and adopting secured by design principles for plot boundaries.
- Overall, the proposed scheme provides the opportunity to create a thoughtfully designed residential development with no detrimental impacts.
- Under Biodiversity Net Gain Regulations, no net gain is required as this will be a self-build plot as noted on the Gov.Uk webpage [Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments).

Design Objectives

The objective of this application is to achieve Planning Permission for a 3-bedroom house with associated car parking, access and landscaping. It is considered that the principle of development, within the built-up area of Wick, is acceptable subject to demonstrating an appropriate position and scale for a sensitively designed dwelling.

The scale and appearance of the proposed new dwelling is particularly important; the dwelling will maintain an appropriate sense of space to the surrounding housing and will be similar in scale to the surrounding properties including 7 Roman Acre. The positioning of the dwelling will be considered to ensure that accessibility is addressed. Roof height will be limited through a fully hipped roof to ensure existing residential amenity is protected.

Design Response

Use and Amount

The development proposal provides a single detached 3-bedroom house at an appropriate density which is considered entirely appropriate for the location and is representative of the general character of the immediate area consisting of 2-storey houses.

Layout

The dwelling is designed to meet a number of requirements; presenting a high-quality elevation when viewed from Roman Acre, providing appropriate distances to surrounding built form and establishing a good level of private amenity space within the proposed rear garden.

The proposed dwelling is set successfully within the site and accessed by pedestrians from the existing dropped kerb crossover to 7 Roman Acre. The site is also accessible by vehicle from this crossover – the existing car port will be demolished and parking provided both for the existing house (a 1-for-1 replacement) and for the proposed dwelling. The building is an appropriate distance from all nearby dwellings, positioned to create appropriate separation distances to all surrounding built form.

Two car parking spaces are provided for the 3-bedroom house, with a store to be installed within the rear garden of both the proposed and existing properties to provide two cycle spaces and garden storage.

New shrub and hedgerow planting is to be provided to the northern and western boundaries along with the western boundary of the retained garden for 7 Roman Acre to screen the proposal from neighbouring properties. It is envisaged that the new house will increase active surveillance to the garage compound to the north.

Dustbins and recycling bins are to be stored within rear gardens; residents will leave refuse and recycling at the front of the properties next to the crossover on collection days only.

Scale

It is considered that a house in the position proposed is sensitive to the surrounding area in terms of scale and will not feel intrusive within the existing street scene, being concealed behind the building line of the existing property. The house will not be visible from Roman Acre until a resident reaches the existing turning head where it will appear subservient to the existing housing.

Scale is fully considered in the design solution; the footprint of the dwelling is designed to limit roof height and restrict the prominence of the dwelling to minimise impact on the surrounding properties.

Appearance

The dwelling is designed with a simple aesthetic that matches the houses on Roman Acre. The elevational solution creates simple but high-quality elevations appropriate for the site's setting and respectful of the architecture of the surrounding housing, ensuring that the proposal will fit in well with the surroundings.

Materials proposed include a stock red brick, plain roof tile and bonnet hip tile, all to match the existing properties. Detailing utilised includes a brick soldier course above ground floor windows, a brick header course below eaves, stone heads to first floor windows and tile slip sills to all windows. A bay is tied into the front door with a tiled canopy and a timber post is utilised for support. Windows and doors are white UPVC and the front door is grey composite.

Landscape

The existing hedgerow to the northern and eastern boundaries will be cut back into shape and maintained as a boundary feature. This will be supplemented with new planting to the northern and western boundaries to screen the proposal from the neighbouring properties.

Hard landscaping consists of block paving to the driveways and new paved paths. New fencing will be a 1.8m high close boarded type.

Access

The site can be accessed by pedestrians and vehicles from the east via the existing crossover to 7 Roman Acre. A parking space is provided for the retained house to match existing provision, whilst the new house is provided with two car parking spaces.

Parking provision is considered entirely suitable for a house of this size and within this location to ensure that there is no on-street requirement for car parking.

There is a bus service nearby providing access to regional centres and Littlehampton railway station is within walking distance. Both pedestrian and cycle movement is envisaged to be utilised by the user; secure cycle parking will be provided within the rear garden in a lockable shed.

Sustainability

The proposal is intended to meet the current sustainability and water use requirements of the Building Regulations.

The design of the dwelling focuses on energy efficiency and incorporates insulation, passive heating and cooling technologies, and energy-efficient appliances to minimise energy consumption. Heating will be provided via an air source heat pump and storage cylinder.

Locally sourced materials will be used wherever possible, and refuse & recycling facilities will be at the front of the site as per the site plan.

Crime Prevention

The site is considered to be in a relatively low risk-of-crime area. However, crime prevention measures have been provided within the scheme design to achieve a development that responds to the seven key principles of 'Secured-by-Design'.

In particular, the scheme has only one point of vehicular entry which has good natural surveillance, the proposed development has defensible private amenity space, and doors & glazing will have laminate glass and locks to the relevant British Standard. Windows will also have locks to the relevant British Standard.

The new dwelling will provide active surveillance to the garage compound to the north of the site.

Conclusion

Overall, this Planning Application provides a sustainable new house that has a negligible impact on the surrounding area in terms of development amount, scale and massing.

The proposed house detailed within this application has been considered with reference to all of the surrounding properties to ensure that there is no detrimental impact to any existing resident adjacent to the site. The design solution creates a thoughtfully designed dwelling that is of a high design quality and sits comfortably within its surroundings.

Furthermore, the house is proposed as 'self-build', addressing a specific housing need within Arun District Council.

Information has been provided in the form of a Flood Risk Assessment showing how the house can be constructed without any flooding issues.

As the proposed scheme offers no detrimental impacts, it is requested that Planning Permission be granted.