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DESIGN & ACCESS STATEMENT - A

09-300 Seanormus

London Office
27 Old Gloucester Street
London WC1N 3AX**1.0 Description of proposal**

This application is for a single storey family dwelling. The proposal is a detached building with the main aspects facing front and rear. The dwelling is to be of a single storey chalet style to reflect the buildings in the immediate vicinity. The proposal provides parking, cycle storage and bin storage to the front. To the rear a lower terrace and a bridge to the garden provides amenity to the property, while an upper terrace provides views to the nearby countryside.

2.0 Description of site and surrounding area

The site is currently vacant. To either side of the site are chalet style houses and static caravans. The local area is a combination of residential and commercial buildings with a variety of styles, ages and materials.

The site is a narrow strip of land on Rope Walk which crosses the storm drain. To the rear of the site is grassland and stunning views of the country.

At present, no land within Arun District has been determined as 'Contaminated' under Pt IIA of the Environmental Protection Act 1990.

The site is not located in a site of Special Scientific Interest (SSSI) designated by English Nature.

3.0 Planning history of site and surrounding area

An outline planning permission was granted in June 2006 for a single storey dwelling. This application has expired.

Planning officers have provided comments on the current proposal as it has progressed. The outline of the building reflects the approved outline proposal and is a one storey dwelling.

4.0 National Planning Guidance and Development Plan Policies

The proposal is in line with lifetime home compliance and environmental guidance.

5.0 Design**Use**

The dwelling is for residential use. The site has previously been used for residential accommodation therefore there is no change of use proposed.

Amount

As per submitted drawings. The proposal takes into account the approved outline application. The new dwelling does not extend to the boundaries and is designed in accordance with guidelines from the BRE regarding overshadowing and sunlight.

Layout

The new dwelling provides access to the front of the property. There are three bedrooms, one with en-suite and a family bathroom. The kitchen/ utility dining and living room are located to the rear.

The layout is in accordance with life time homes criteria.

The main windows face front and back. Additional windows to the side elevation allow light into the hall way. The windows to two bedrooms are located to the side elevation; however the wall is set back further from the boundary to ensure privacy to the adjacent property. Additional skylights allow light into the rooms.

There is a rear upper terrace which is screened at both side elevations and faces towards the rear of the property.

Scale

As per submitted drawings. The scale has been designed in accordance with BRE guidelines resulting in the ridge of the roof not located centrally to the property. The property is built up from the ground in accordance with environment agency guidelines.

Landscaping

All hard standing shall be constructed of permeable paving. There are two raised decked areas, one to the front of the property and one to the rear. The landscaped areas shall be located at the front and the rear garden across the storm drain.

Appearance

See attached plans. Proposed materials shall match in style and colour to the existing adjacent properties.

- The building constructed of timber frame and timber clad walls to the front and rear elevations and fairfaced brickwork to the side elevations.
- The roof shall be constructed of timber shingles.
- Timber frame windows.
- The doors shall be timber.
- All materials to be responsibly sourced where possible.

6.0 Access

The layout is in accordance with life time homes criteria. There is no change to the existing access.

7.0 Conclusion

The development proposed by this application meets the objectives of both central and local planning policies for residential uses. Therefore we believe this application should be recommended for **APPROVAL**.