ARUN DISTRICT COUNCIL:LU/389/07

DESIGN & ACCESS STATEMENT
PLOT 163, "THE POPLARS", WORTHING ROAD, LITTLEHAMPTON
HOUSE & GARAGE (NOTE HOUSE PREVIOUSLY APPROVED UNDER LU/171/06 WHEN PLOT 161)

1. The Design Process. This application is for a house and garage and follows the design previously approved under the Outline & Reserved Matters Applications for the site. The only addition is the proposal now includes the garage to the side of the property. It follows the design principles of the existing site and matches the style of property previously approved.

2. Use. This house and garage forms part of an approved residential development with planning approval.

3. Layout. The layout in this detailed application accords with the principles of approved Planning Permission LU/171/06. The only adjustment is to the particular layout and positioning of a garage whilst maintaining the existing roadway infrastructure. The form of development matches the style, scale, height etc., of dwellings already approved and currently under construction.

4. Scale. The proposed dwelling is of a three storey design and matches the house previously approved under LU/171/06.

5. Appearance. The proposed dwellings are to be constructed with a tiled roof above face brickwork / tile brickwork with upvc windows and will maintain the material selections previously approved on this development.

6. Landscaping. The proposed site is subject to a landscaping scheme as a comprehensive proposal for the overall development and is a condition of the previous application. It is not envisaged that this minor amendment will impact on the approved landscaping scheme for this site.

7. Access. Access to all the properties will be in accordance with the previously approved scheme with private drives to the estate roads and adopted highway scheme. Properties will comply with Part M for access to dwellings for the disabled and will link to the existing adopted pavements or private driveways as indicated on the detail layout.