DESIGN AND ACCESS STATEMENT

INCORPORATNG PLANNING STATEMENT

Full application for a detached dwelling and detached garage on land adjacent - Flint Acre (Plot 1) Toddington Lane LittleHampton West Sussex BN17 7PP

Statement prepared on behalf of Mr & Mrs Celini by Scandia-Hus Ltd

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Introduction

This Planning, Design and Access Statement is in support of a full application for the proposed construction of one detached dwelling and detached garage, on land adj to Flint Acre, located to the Northern edge of Littlehampton . This application is submitted on behalf of Mr & Mrs Celini and should be read in conjunction with ~ The Site Plan, OS Map Location Plan, Floor Plans & Elevations.

Site Description.

The site is in an established residential setting, which currently includes a large detached Chalet style two storey dwelling and accompanying double garage with an established access from the road.

It has a neighbouring a property to the Western side and also opposite across the road. There is a large industrial complex to the East, South East & North West along with the Railway running East to West to the South.

The properties in this area in the most part vary in size, shape and style, however, the properties in the immediate vicinity are substantial in size with large roof areas and large footprints. They also tend to occupy large garden plots.

The topography of the site is generally flat and currently accommodates a large manmade pond & extends to 0.351 hectares in total. It has an access point to the existing property. A new access point from Toddington Lane and new driveway will be constructed to the proposed dwelling along with new post and rail fencing to subdivide the two plots (see separate application for plot 2). Existing boundaries consisting of fencing and various hedges and shrubs will be retained.

Existing Property

The current dwelling 'Flint Acre' is to be retained in its current format but with a smaller and more manageable garden. The large pond will be divided into two with the smaller part being retained by 'Flint Acre'

View of 'Flint Acre" Front/Side from existing access facing North East.

Planning Policy.

The application site is within the built-up area, as defined by Arun District Council. It is not within any specially designated area.

The plot has an established planning permission so there is no loss of amenity land or question of creating a precedence.

There is no objection in principle, therefore, to the erection of a new dwelling in this location.

The newly published National Planning Policy Framework now provides Government planning policy for all forms of development, replacing the previous PPGs and PPSs. The key thrust of this new Policy Framework is the presumption in favour of sustainable development. It does not change the fundamental requirement of planning law that applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, but it requires that Local Plans should be up-to-date. The National Planning Policy Framework is a material consideration and the weight given to local policies will reflect their degree of consistency with it.

The Framework seeks to increase the supply of housing delivering a wide choice of high quality homes that people want and need, creating sustainable and mixed communities. In particular, it requires that "... In accessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development..." and, more specifically, "...Housing applications should be considered in the context of the presumption in favour of sustainable development."

The South East Plan currently remains part of the Development Plan, setting the overall strategy for the region and directing new development to existing built-up areas. It is the saved policies of the Local Plan, though, that provide the detailed framework for new development, although these must now be considered in the context of the presumption in favour of sustainable development.

The key Local Plan policies relevant to this proposal all seek to ensure new development is in keeping with the general character of the area and does not prejudice the amenities of the locality or of neighbouring properties.

If the core strategy remains unchanged as a result of the consultation, this will continue to make efficient use of land, with priority given to previously developed sites within built-up areas, whilst also respecting the character of the area and providing new housing that incorporates a range of dwelling sizes and types.

Setting/Character

There are no issues of overlooking and the intended building has been scaled to reflect the character, shape and generous size of the plot. It has been designed with a traditional character, but keeping in mind limitations so as not to appear unduly dominant or intrusive, but at the same time also adding something very special to the area.

Use

Our clients have lived at Flint Acre for some years. They are very fond of the house and have always been active members of the community. Mr Celini runs a very successful local business and does not want to leave the locality. However, the house and garden are now too big to maintain easily and they wish to obtain planning approval to build two properties thus making much better using of the land. From the large number of approaches they have received from various developers, they are convinced that if they sold the whole property, someone else would apply and have the success to build in the garden but Mr & Mrs Celini are keen to have control over the design and manufacture of the new dwelling.

The proposed new dwelling is for a high quality detached family house of individual design for residential use only and is intended to provide a new, economical and easy to run dwelling house.

Overall our houses provide for a good quality of life, by way of much higher than usual levels of specification, which in addition helps to enhance the local character of housing and raise the standards towards the vision of the future.

The new house is to be located along an established development area, a good distance from the front boundary. It is proposed that there be a double garage with side storage. The dwelling is orientated to take full advantage of the plot shape. Whilst presenting an attractive

profile to the plot frontage, this orientation provides views over the main garden and larger section of pond whilst also considering the solar benefits.

Layout

In designing the proposed building, and its positioning on the site, considerable attention has been paid to preserving the privacy of the existing house and also the proposed house to Plot 2. This has been maximized by careful positioning of the new house.

Ground Floor Accommodation

Sitting Room
Kitchen / Family Room
Utility Room
Dining Hall and stairs
Study
Disabled WC
Entrance Lobby

First Floor

Master Bedroom (double) with En suite and Dressing Facilities
Bedroom 2 (double) with En suite
Bedroom 3 (double) with En suite
Bedroom 4 (double) with En suite
Bedroom 5 (double)
Family Bathroom

Appearance, Amount and Scale

The proposed dwelling has been designed to complement the nature of the built form in the local area and be of a size commensurate with neighbouring properties.

This particular part of Littlehampton is made up of various but good-sized dwellings on large individual plots. Our proposal shows that the site easily accommodates the proposed house, which will blend with immediate neighbouring properties in both size and position.

The new dwelling is of a traditional appearance and designed carefully to include originality. We believe that the design submitted has taken into account the points previously stated.

Below are the relevant areas for the proposed development.....

	Gross Floor Area	Footprint
New House	387m^2	202m^2
New Garage	54m^2	54m^2

Overall Site Area = 0.351 Ha

Landscaping

The site is currently laid out as a large domestic garden and large pond. The area of garden will, in effect, remain unaffected, but will be subdivided and newly landscaped and enhanced to provide a large but manageable garden to both the new and existing property. There will be new areas of hard landscaping to the side and rear of the proposed house.

All boundary finishes and hedging will also be retained as existing, but improved and maintained as seasonally necessary. In addition, new boundaries will be established between the existing and proposed dwellings consisting of post and rail fencing with new shrub planting.

Access and Parking

The existing access will be retained as such to the current property. A new access and driveway to gain entry to the new property and garage will be constructed to the local highway agency's requirements.

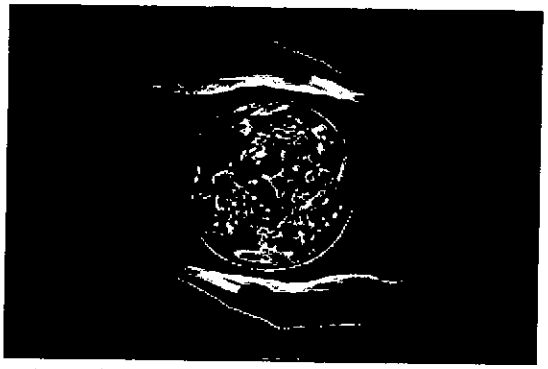
The drive and turning area within the site has been designed to facilitate decent turning for vehicles within the curtilage of the site.

View along Toddington Lane showing approx position for new access point at the grass verge on the right hand side.

Energy Use and Sustainability.

The proposed dwelling will be constructed using a Timber Frame package supplied by Scandia-Hus, a company that prides itself in supplying homes that are designed with acute awareness of energy efficiency and low maintenance requirements. The new energy efficient Scandia-Hus, with its high levels of insulation and triple-glazed windows, in conjunction with renewable or sustainable energy, will use energy that can be replenished within a human lifetime and that causes no long-term damage to the environment.

Solar and a high efficiency gas condensing boiler are the most likely sources for heating and domestic hot water, along with a log burning stove. Sustainable energy is, without doubt, safer, healthier and environmentally friendlier but, at the same time, very cost effective to buy, install and run. Our aim and the applicants' aim, is to continuously look at reducing the dependency of fossil fuels and, in addition, reduce the carbon footprint. The high levels of pre-fabrication also ensure a high speed of construction on site. Using timber for the structure, and horizontal timber weather boarding plus local stock bricks and small plain tiles for the external cladding and roof, will ensure the property utilises the best and most sustainable



materials but still keep an interesting external appearance. It is intended to produce heat energy from the gas condensing boiler for the underfloor heating and solar panels for the domestic hot water, along with the wood-burning stove as a secondary source of heat. A heat recovery ventilation system will be installed to make the most efficient use of heat energy generated. A rainwater harvesting system will be used to supplement the water supply; the system will provide water for the garden.

Summary

The application envisages the construction of a detached two-storey dwelling house with double garage and store on land adjoining 'Flint Acre'. The site lies within the defined area of Littlehampton and comprises previously developed land. The principle of a replacement residential dwelling is therefore acceptable.

The new dwelling will be set within an established plot, which is comparable to neighbouring properties and the local area more generally. The proposed layout and orientation complements the already established garden and views.

The design of the dwelling is of high quality. It is appropriate in terms of footprint size and plot size, leaving a private rear garden of a similar size or larger than others in the area. The effect is therefore one of improvement and enhancement of the setting of this site in Littlehampton.

The scheme is in full accordance with the requirements of National planning policy and the Development Plan. There are no other material considerations which weigh against the scheme, and planning permission should therefore be granted.