

Construction of 2 detached dwellings on land adjoining 18 Mill Lane Wick Design & Access Statement

Assessment of Physical Context

18 Mill Lane is a semi-detached bungalow located on the south side of Mill Lane with a capacious garden extending to 0.1 hectares. It is within the Settlement Policy Area as currently defined.

The garden has suffered from neglect over recent years and contains nothing protected or worth keeping. This has been confirmed by tree and ecological surveys.

The site is bordered by residential development to the north and west, by commercial glasshouses to the north east and agricultural land to the east. The railway line is a short distance to the south.

Social/Economic Context and Planning Context

Although there is always a need for housing in the area the construction of two dwellings is unlikely to impact on the overall social and economic situation.

The site lies within the Settlement Policy Area, as currently defined, and there is therefore a presumption in favour of development subject to other material considerations. The current plan encourages a mix of house types and sizes and, given the current composition of the area, the proposal would be entirely harmonious with the established character in terms of size and density.

Involvement of Local Interests

The proposals are modest and domestic in scale and there have therefore been no discussions with local interests groups.

Evaluation

The location, size, shape and general physical characteristics of the site and the eclectic mix of existing housing support the choice of two detached dwellings. The site is large enough to provide a reasonable level of amenity in terms of garden size and there will no loss of daylight to habitable rooms of neighbouring properties, using the standard assessment. The proposed density is close to the requirements of PPG3 and represents an efficient use of available land without compromising the established character of the area.

Tree and ecological surveys have confirmed that the site contains nothing of significance.

Design Principles

The proposal is to construct two detached dwellings with garaging in an existing residential area. Each house has been designed individually to respect its context and the accommodation configured to ensure minimal impact on the amenity of neighbouring properties. There is a great deal of variation in design in the area generally thus removing the need for any prescriptive limitation.

Adequate separation distances will ensure privacy of internal accommodation for new and neighbouring properties, and that of the principal areas of amenity, and the outlook from any principal window has been similarly protected by these distances.

The requirements of the current plan relating to car parking and secure storage for cycles have been taken into account and areas allocated for the various waste and recycling bins

Amount

The proposal is to build two 4 bedroom detached family houses each of 116m² in size, with garaging.

Layout

The area has a very diverse character with no coherent pattern from which to take a lead but the proposed dwellings have been carefully located to ensure that they fit into the texture of the local area and are respectful to neighbouring properties

Scale

Ridge heights will be 8.0m and 4.8m to the eaves and care has been taken to avoid any sense of overbearing.

Landscaping

The site is presently a single, largely neglected, garden; the proposal will not result in the loss of any boundary structures or important vegetation. The applicant is likely to have the gardens professionally landscaped to provide first occupants with a sound basis where planting will be selected for shade provision and drought tolerance. New timber fences will be erected between 18 Mill Lane and Plot 1 and between the other plots. Existing boundaries will be reinforced and refreshed as necessary.

A new access will be formed for each dwelling will be surfaced in an appropriate permeable material.

Appearance

The proposed development will consist of two detached houses with garaging; elevational treatments are shown in detail on the accompanying drawings and will be drawn from a simple palette of brick under tiled roofs to blend into the local area. Roof pitches will be 35°

Bin Storage and Collection

All waste and recycling will be stored in appropriate domestic sized containers. Containers will be positioned on the roadside on the appropriate day as required by the local authority; pulling distances will be within H & S requirements.

Sustainability and Environmental Issues

Construction – The proposals will meet the required standard by using appropriate elements of the BRE Green Guide, through responsible sourcing of materials and by considering their impact on the environment in terms of production, installation and long term effects, by

sourcing material locally to minimize transportation and by including features such as low energy lighting and water saving measures.

Adaptation Measures

Surface water – The applicant intends to limit surface water runoff by utilising soakaways, providing water butts to collect rainwater for use in the gardens and installing permeable paving.

Layout and design – Orientation of the dwellings will maximise natural lighting to daytime habitable rooms. Suitable technologies for providing space heating will be investigated before a decision is made. Water consumption will be limited through the installation of features such as low flow dual flush WCs, low flow aerated taps and showers and modest capacity baths. Space for cycle storage has been provided in the garages.

Landscaping and planting – the applicant intends to have the gardens landscaped having taken advice on shade provision and drought resisting plants that provide a good habitat for wildlife

Access

The new dwellings will fully comply with Part M of The Building Regulations. Hard surfaces will make access easier for wheel chair users and the arrangement of the dwellings, and their siting, will ensure that all occupants have equal and convenient access and will meet both the traditional and future needs of the occupants

Access drives will meet the requirements of The Building Regulations and The Fire and Rescue Services Act in relation to fire service access whilst other emergency services will be able to access the site with ease. Emergency evacuation from the new houses will be similarly unhindered.

Utilities vehicles will not need to enter the site because of the distances involved and small vehicles will be able to enter and leave the development in a forward gear.

The proposal will comply with car parking standards thus eliminating on-street parking.

The increase in vehicular activity associated with an additional three dwellings will not endanger the safety of other road users.

The site is conveniently located for easy access, including by pedestrians and cyclists, to local services whilst larger facilities and transport hubs are available in nearby Littlehampton.