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Design & Access Statement

**New Dwelling on land to the rear of 25 Peregrine Road,
fronting Timberleys**

**Land to Rear of
25 Peregrine Road,
fronting Timberleys,
Littlehampton,
West Sussex
BN17 6DT**

INTRODUCTION

This Design and Access Statement is prepared to support an application for a full planning application for a detached dwelling with integral garage. Vehicular access is gained off Timberleys. The new property will be sited on land to the rear of 25 Peregrine Road, Littlehampton, West Sussex BN17 6DT

The characteristics and features of the site and locality will be discussed together with the design elements that influenced the scheme.

Site

25 Peregrine Road, is a large detached single dwelling with a rear garden abutting Timberleys to the east, and a public footpath adjoins the site to the north.

It is considered that the garden of the existing property is large enough to not only accommodate a new dwelling of the size and proportions in keeping with the locality and Arun District Councils space standards, but also to leave a generous garden amenity for the host dwelling.

Design

In its wider area, Peregrine Road affords a variety of house sizes and styles, and this includes the adjoining street, Timberleys. Within Timberleys, there are 5 no. properties to its south section which comprise detached properties of very similar scale and design to one another. As the proposed new dwelling would be sited next to these properties, it was considered that the new dwelling should draw its design inspiration from them.

Amount

The proposal relates to 1 no. detached dwelling, with an integral garage measuring 6m x 3m and have a rear garden amenity area and room sizes in accordance with Arun District Local Plan Policies.

Layout

The new dwelling will be positioned 1m from each of its side boundaries and will have a 10 metre deep x 14.2 metre wide rear garden, providing a 142 square metre rear garden area. Vehicular access will be gained to the front of the proposed new dwelling onto Timberleys, and will have a 6.6 metre drive length before meeting the garage, thereby allowing an additional parking space in front of the garage. A front garden area, which will be open plan in accordance with the other neighbouring properties of the very similar design in Timberleys, will measure 5 metres at its deepest, reducing to 4 metres to allow for the front entrance porch. The layout of the proposal was quite considered, as in the position indicated it will be a visual continuation of the existing dwellings in Timberleys, thereby it will not result in demonstrable harm to the existing residential amenities of neighbouring properties or the street scene in general, and will be in accordance with its neighbouring properties.

Scale

Like its neighbours in Timberleys, the proposal will be a one and a half storey detached dwelling, to reflect the character of its immediate area. The first floor will provide 3 bedrooms, one of which having an en-suite, together with a family bathroom. Small dormers are provided within the side roof area, one over the stair rise and the second to the en-suite, both of which will be of obscure glass. The ground floor will have open plan living room dining room, a kitchen, and a cloakroom. The garage has a slight extension to the required 6m length, in order to allow for the safe storage of 3 no. bicycles. A bin storage area is provided to the rear of the garage.

Landscaping

The gardens of the new property will be largely laid to lawn, with hardsurfacing to the normal places, i.e. the access to the site; the area leading to the proposed garage; the path leading to the front door; paths both sides of the dwelling; and the small rear patio area to the proposed rear garden. The trees on site are not in good condition, and will be felled after the nesting season. This will leave an opportunity to plant more appropriate garden species within the garden area. The existing hedging to the boundary of no. 23 Peregrine Road will be retained and gaps will be filled.

Assessment

Walking around the locality will reveal that the area in which the proposed dwelling is to be sited, comprises residential properties of various design and sizes. The south end of Timberleys comprises 5 no. detached, one and a half storey properties of a very similar design to one another.

As the proposed new dwelling will be sited next to these properties, it was concluded that the new dwelling should share the same design attributes as these particular dwellings in order to assimilate into the character of the locality.

Evaluation

The new dwelling has been designed in accordance with its neighbouring properties in Timberleys, and every effort has been made to avoid unacceptable overlooking, the only windows in the elevation facing no. 1 Timberleys is within the roof space, and that relates to the small dormer window over the staircase. This window will also be of obscure glass, and there will be a gap of some 8 metres between each property, which is considered to be a distance such as not to result in unacceptable overlooking. This distance, together with the fact that the proposed roof will slant away from the neighbour, is considered that it will not to result in unacceptable overshadowing, or overbearing onto its neighbours.

Flooding

The site is not within a designated flood risk zone and therefore a flood risk assessment is not required. A map from the Environment Agency web site is enclosed with the application.

PLANNING POLICIES

The National Planning Policy Framework (NPPF) came into force in March 2012 and revoked Planning Policy Statement and Planning Policy Guidance Notes. This is therefore the most up to date policy document pertaining to development proposals. The policy sections within it such as 'Delivering a wide choice of high quality homes'; and 'Requiring good design'; are particularly relevant to this application.

The NPPF is very clear in that *'Development that is sustainable should go ahead, without delay – presumption in favour of sustainable development that is the basis for every plan, and every decision.'*

It is thereby concluded, that this proposal for a new dwelling, fully conforms with development plan policies and should be permitted.

Indeed, it is considered that the circumstances relating to the proposal i.e. its siting, design, and layout etc. make it an appropriate development, as it will not result in unacceptable harm to neighbouring residential properties or the character of the locality in general, and its impact on the surrounding area is very limited.

Arun Local Plan : Adopted

Saved policies : GEN2, GEN5, GEN7

GEN2

The proposal is within the built-up area boundary where development will be permitted subject to other local plan policies.

GEN5

The proposed new dwelling will make a contribution to housing land supply, thereby meeting the needs of the District whilst not resulting in harm to the character of the area.

GEN7

The proposal will make efficient use of the land but at 27 dwellings per hectare falls slightly short of the density requirements of this policy;

it positively responds to the identified characteristics and resources of the site and the area by creating a dwelling that fully assimilates with its immediate neighbouring properties within Timberleys and to the wider area;

by utilizing the land, within the built-up area boundary, within walking distance of shops and services, and on a bus route, the proposal will promote sustainable development, at once conserving energy and reducing the need to travel by private car;

it will not have an unacceptable adverse impact on adjoining occupiers, land, uses or

property as it will be sited so as to avoid overshadowing, overlooking or overbearing, due to the distance from these properties, and the orientation of the proposal;
it's siting, orientation etc. is such that not only will it not unacceptably impede in any manner onto the neighbouring properties, they too will not result in any harm onto the new dwelling;
the proposal will not impede the safe movement of pedestrians and vehicles, pedestrians have right of way when walking the footpath, and the car must always give way to pedestrians when entering and leaving the site;
vehicle parking has been provided on the site, by way of a garage and a parking space;
the design is in accordance with its direct neighbours within Timberleys, its layout is such that it will read as a continuation of the neighbouring properties within Timberleys.

Arun Local Plan : 2011 -2031 Publication Version

SD SP2, H SP1, D DM1, D DM2, D DM3

SD SP2 – Built-up Area Boundary

The proposal is within the built-up area boundary where development will be permitted subject to other local plan policies.

D DM1 – Aspects of form and design quality

The proposed new dwelling by being of a very similar design, scale, and use of materials etc. as its immediate neighbours in Timberleys will be in character with its surrounds.

Although sited to the south of 1 Timberleys, it will be sited some 8 metres distant, and will have a staggered position from its neighbour, namely further east, thereby minimizing its impact onto that property with regard to any material loss of sunlight, and overshadowing. Because it is only proposing to have an obscure glazed landing window in its north roofslope, it will also not result in unacceptable overlooking onto its northern neighbour. Further, the first floor rooms in the west elevation will of course be bedrooms, and there will be some 10 metres of garden land before the boundary of the site, which is considered appropriate so as to avoid unacceptable overlooking of that neighbour.

Natural surveillance and human presence will be gained from the new dwelling to public places, namely to the east of the site, thereby making the area a safer place.

D DM2 – Internal space standards

Ground floor:

Dining – $4.5 \times 3.25 = 14.63$ sq. m.

Living – $5.8 \times 4.25 = 30.16$ sq. m.

Kitchen – $3.85 \times 4.25 = 16.36$ sq. m.

WC – $1.5 \times 2 = 3$ sq. m.

First floor:

Bedroom 1 – $3.75 \times 3.4 = 12.75$ sq. m.

en suite - $2.65 \times 1.4 = 3.71$ sq. m.

Bedroom 2 – $3.75 \times 3.4 = 12.75$ sq. m.

Bedroom 3 – $3.1 \times 3.4 = 10.54$ sq. m.

Bathroom – $3.1 \times 2.4 = 7.44$ sq. m.

General Internal Floor Area = 111.34 sq. m.

D DM3 – External space standards

Rear garden – $10 \text{ m.} \times 14.2 \text{ m.} = 142$ sq. m.

SUMMARY

It is considered that the proposal respects the character of the locality and the existing residential amenities of neighbouring properties. Care has been taken with its siting, scale, and design which enables the dwelling not to cause demonstrable harm to the existing neighbouring properties, including the host dwelling. The design of the proposal is in accordance with its neighbouring properties within the southern section of Timberleys. The room sizes and garden area is in accordance with the local plan policies, and the retained host dwelling garden is also in accordance with the local plan policy.

The proposal does not result in unacceptable overbearing, overshadowing, or overlooking onto neighbouring properties including the host dwelling. Adequate car parking is provided that will not result in unacceptable harm onto the the neighbouring properties or the host dwelling, and the hardsurfacing will be porous.

It is considered that the proposal fully conforms with development plan policies.