

46 SOUTHDEAN DRIVE MIDDLETON ON SEA BOGNOR REGIS WEST SUSSEX PO22 7TB

**DESIGN AND ACCESS / PLANNING STATEMENT TO ACCOMPANY PLANNING APPLICATION
FOR THE MODIFICATION OF AN EXISTING BALCONY, WITH THE ADDITION OF PRIVACY
WALLS**

AUGUST 2018

INTRODUCTION

This design and access / planning statement accompanies a full planning application for the modification of an existing balcony, with the addition of privacy walls, at 46 Southdean Drive, Middleton on sea. This design and access statement appears not to be required but is provided for clarity.

SITE HISTORY

The property was first built in 1935 as one of the first properties to be developed in the area. It was later extended and altered in 2005 by the previous owner. In August 2017 an application was made under reference M/82/17/HH for a second-floor extension to the existing dwelling and in September 2017 an application was made under reference M/85/17/CLP for a Lawful Development Certificate for a Proposed Use or Development for a ground-floor extension at the rear. This current householder planning application concerns the modification of an existing balcony above the ground-floor area set out in that second application, M/85/17/CLP.

DESIGN PRINCIPLES AND CONCEPTS

The proposal comprises raising the height of parapet walls on both sides of a balcony which has to be reconstructed as a consequence of severe degradation of the supporting steel beam due to salt water erosion.

The house follows very strong Art Deco principles, and the proposed modifications would follow these principles to provide a fully coherent and appropriate appearance. The house has been neglected, but the applicant (who purchased the property about a year ago) is keen to carry out a comprehensive programme of refurbishment to improve and enhance the property including the external appearance. As part of this process of refurbishment, the structure of the property has been investigated and it has become apparent that the parapet wall of the existing 1st floor rear balcony to the east will need to be modified as the steel supporting beam is corroded. The reconstruction of the balcony gives the opportunity to effect privacy by raising the parapet wall to the east to match the western wall of the balcony [where it is adjacent to the Western 1st floor bedroom] and thereby also make the balcony more visually coherent. This raised wall on the eastern side of this eastern balcony also provides privacy to the nearest neighbour on that same eastern side. The southern extent of the balcony will be moved



Figure 1 The site viewed from the seafront

south by about 900mm to rest on a new structure and beam, and will match the southern extent of the existing southern balcony on the western side. A parapet wall will be raised on the western side of this modified eastern balcony to enhance the privacy of the neighbours on that western side.

ASSESSMENT OF PHYSICAL CONTEXT

The wider street scene comprises properties of a variety of different architectural styles and sizes, and there is not any particular dominant theme in the area. The proposed modifications would not be visible from the street and so would have no impact on the street scene. The proposal has been discussed

with neighbours on both the east and west sides of the property and they have been explicit that they have no objection. The proposal would not result in any loss of light and would increase the privacy to neighbouring properties, particularly the property to the east which is next to the balcony in question.

DESIGN SOLUTION

The proposed alterations to the existing balcony have been suitably designed to provide a fully appropriate appearance. The external appearance would fully respect the strong Art Deco principles of the existing property and would be fully complementary to the original design ethos. The materials of the raised parapet walls which will provide increased privacy will be rendered in the same material as the rest of the house and they will be stepped or banded to match the existing stepping detail.

INVOLVEMENT OF LOCAL INTERESTS

Due to the relatively minor nature of the proposals, no formal consultations have been carried out.

SCALE

The proposed modifications are very minor. They will not be visible from the street and so will have no impact on the street scene. The raising of the height of the side balcony parapet walls will be barely noticeable from the rear. They will enhance the appearance. The rear 1st floor balcony to the east will be extended by 900mm to match the balcony to the west. This represents a very small change in scale but enhances not only the structure but also the symmetry of the appearance from the south. This is in keeping with the Art Deco style.

LAYOUT

The general layout and orientation of the existing property would be retained.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was formally published in March 2012 and supersedes all previous PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 59 confirms that in policy making, Local Planning Authorities should ensure that good design codes / policies are not unnecessarily prescriptive and instead concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new developments in relation to the local area.

Further planning policies for the site are contained within the West Sussex Structure Plan 2006-2016 (adopted July 2004), the Arun District Council Local Plan (adopted April 2003) and the emerging publication version of the Local Plan (February 2014). The key relevant policies which are still in place are outlined below:

- GEN7 _ The form of new development. The proposal would make efficient use of an existing building and would demonstrate a positive response to the identified characteristics and resources of the site. The proposal would not have any adverse impact on adjoining occupiers, land, users or property, and will be my family home.
- Policy D SP1 _ Design. The minor alteration to the balcony has been very carefully considered in the context of the nature of the building and the wider environment. The proposal would be part of a very efficient use of the land that is available and would be of a fully complementary appearance.
- Policy D DM1 _ Aspects of form and design quality. The proposed minor alteration to the balcony would be entirely complementary to the existing external appearance, and there would be no visual impact on Southdean Drive. The proposals would fully respect the scale and appearance of the existing building and would not result in any overlooking, loss of privacy, or be overbearing. Both adjacent neighbours have confirmed this.
- Policy D DM4 _ Extensions and alterations to existing buildings (residential and non-residential). The proposals are an entirely sympathetic and appropriate proposal to modify the existing balcony which would be entirely visually integrated into the existing building and would not result in any overlooking, overshadowing or overbearing effect on neighbouring properties. Both adjacent

neighbours have confirmed this.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, the Arun District Council Local Plan, and the Arun Emerging Local Plan, and the proposal in conjunction with the already approved planning application and Lawful Development Certificate for a Proposed Use or Development will provide new residential units which would be of a benefit.

DETAILED DESIGN STATEMENT

Design Principles

An entirely sympathetic design approach has been taken with the proposed alteration to the balcony.

Appearance

The external appearance of the balcony would be enhanced by the addition of the raised balcony wall on the east as this would complement a wall on the western side created by a previous owner in 2005, resulting in increased symmetry. The new work would fully respect the original design principles. It is likely that the surface of the flat roof of the ground floor extension [protruding beyond the eastern balcony] that is being constructed under M/85/17/CLP will have a marine-plant green roof to enhance the appearance from the balcony and any neighbouring property that can see it.

Details of the proposed modification

The proposed modification represents a small change to the part of the building that is being modified following the grant of the Lawful Development Certificate for a Proposed Use or Development (M/85/17/CLP): this was granted for the ground floor extension protruding beyond this balcony. Consequently, and to simplify an understanding of the resultant design, the plans provided with this application described as the 'existing elevations and existing plans' are those that were approved by M/85/17/CLP as the 'proposed' elevations and plans. Please note therefore that drawings 696-11 and 696-12 have retained the text 'proposed' – as this was their status for the M/85/17/CLP application - but they now represent the 'original' or pre-modification baseline for this current planning application. It should be noted that the height of the eaves of the ground floor extension will be limited to 3 metres with a slight parapet wall surround.

ACCESS AND PARKING

The existing access and parking arrangements on the site would be retained.

LIDSEY FOUL WATER TREATMENT CATCHMENT AREA

The property is within the Lidsey foul water catchment area and is already connected to the foul sewer. There will be no change in the connection or the use of the foul sewer as a consequence of the proposed modification.

Flood Risk Assessment (FRA)

The property is not located in Flood Zone 2 or 3.

LANDSCAPING STRATEGY

There would not be any new hard or soft landscaping proposed as part of the planning application. However, the applicant has been very keen to improve and enhance the appearance of the site through removal of the existing dense bamboo and weed growth and the provision of new appropriate planting. This improvement is already in progress.

Trees

The proposed modification would not involve building, excavation, movement of vehicles or storage of materials within 5 metres of the crown spread of any tree.

SUMMARY

A sympathetic design approach has been taken with this proposal to provide improved and enhanced residential accommodation to a scale and appearance that is entirely appropriate to the existing property. National planning policy together with development plan policies and supplementary planning guidance have been fully taken into account when preparing and submitting the planning application. This proposal should be acceptable in principle and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.