

PLANNING DESIGN AND ACCESS STATEMENT FOR A DETACHED FOUR BEDROOM DWELLING [RE-SUBMISSION OF M/21/18/PL] AT ADJ. 7, CENTRAL DRIVE, ELMER.

Introduction:-

The application is submitted as a Planning, Design and Access Statement on behalf of Mr. B. Spong and proposes a Detached Four Bedroom House.

The application site has been the subject of many unimplemented outline consents which have been approved under M/78/84, M/118/87, M/98/90, M/66/93, M57/96, M/86/99, M/79/02, M/96/05 and M/73/10.

An application dealt with under M/21/14/PL [refused] was won on Appeal.

New development approvals have been granted at 1 & 1a, Central Drive for a pair of semi-detached houses and at Nos 33, 33a, 39 and 41, Central Drive for similar designed properties on similar plot widths.

Room sizes and garden depth meet all new criteria.

The site lies to the south of Central Drive with sea frontage on the eastern outskirts of the urban area of Bognor Regis with direct access to Chichester, Bognor Regis and Littlehampton Town Centres by a principal bus routes.

The site is located on a private residential road with the wider character of the locality also residential with a mixture of varied styles of bungalows and two storey houses.

In general terms Elmer is served by a Public House, local shops nearby and additional shopping facilities at Middleton.

The boundary treatments are generally open with scattered shrubs with screening provided to side boundaries by existing buildings on a predominately flat site'

The site lies outside the Department of the Environment Flood Risk Area of Elmer.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan. The site is within the defined built-up and settlement areas and is confirmed on the maps provided with the Arun District Plan.

The Proposal:-

The property has been designed as an 'upside down' house to take significant advantage of the sea views.

The proposal has a Private road frontage of 11 metres and an overall depth of 47 metres with a total site area of 564 sq. metres.

Biodiversity:-

A 'walkover' Biodiversity Investigation has provided with no evidence of species listed on the Council's Biodiversity Checklist.

Amount:-

The total floor area of the dwelling [excluding garage] is 141 sq. metres.

Lounge/Dining	7400 x 3800mm + 2850 x 2100mm	=	34.11 sq. metres.
Kitchen	2600 x 4400mm	=	11.44 sq. metres.
Study	6350 x 2800mm	=	17.78 sq. metres.
Bedroom 1	4650 x 3400mm	=	15.81 sq. metres
Bedroom 2	3900 x 3850mm	=	15.02 sq. metres.
Bedroom 3	4500 x 2600mm	=	11.70 sq. metres.

Layout:-

The main entrance door opens to an inner hall leading directly to three bedrooms and the main bathroom..

The inner hall provides staircase access to the 1st floor serving a lounge/dining room, kitchen, study and cloakroom.

Areas have been set aside to the rear of the properties providing storage of both general refuse and re-cycling bins and are detailed on the block plan 1:500 on sheet 2 of 2.

Secure Cycle storage has been provided for two bicycles in a 1800 x 1200mm timber shed positioned in the rear garden of each dwelling detailed on the block plan 1:500 on sheet 2 of 2.

Scale:-

The main two storey element is 5025mm from ground level to eaves with the front catslide eaves 4400mm above ground level. The completed ridge height will be 7650mm above ground level.

Landscaping:-

The rear garden is to be laid to lawn with a patio area outside the main bedroom French doors.

Appearance:-

The southern elevation with sea views is to be provided with a 3000mm wide folding doors serving the main bedroom and a 1800 x 1200mm high window serving bedroom 2 at ground floor level and at 1st floor a 3000mm wide storey height frame and 1800 x 1500mm high window serving the lounge/dining area..

The eastern and western elevations are provided with a personal door serving the garage and 600 x 1050mm high window frames serving the bathrooms and cloakroom.

The northern front elevation will be provided at ground floor with a 1800 x 1200mm high window serving bedroom 3, 1800mm wide front entrance frame and at 1st floor level a 1800 x 1050mm window serving the kitchen, a 1500 x 1200mm half-dormer window serving the study and a 1000 x 1800mm high feature window to the galleried landing.

An integral garage is provided with a 2100 x 2100mm canopy garage door and a personal door positioned on the western elevation.

The property is to be constructed in facing brickwork to d.p.c. [600mm], lower walls of smooth render and colourwash finish framed with a facing brickwork soldier course to upper walls of cream coloured woodgrain cement boarding under a 25 degree pitched roof with Sussex Barn ends in Marley Blue/black cement fibre slates.

Windows and doors are to be in white upvc with fascias, soffits and bargeboards also in white upvc.

Access:-

The vehicular access is to be provided off the Private road.

The new entrance drive leads to two parking spaces laid in porous brick paviors.

Conclusion:-

The proposal seeks the continuation of unimplemented planning approvals sought for an outline dwelling originally sought and approved in 1975 and approved at regular intervals ever since.

There have been no material changes to policy since 2010 when the application was last renewed.

Climate Change Statement:-

Water Efficiency:-

The new mains water connections will include water meters as a statutory requirement by Portsmouth Water.

The bathrooms will be fitted with low dual flush toilets and flow regulated spray taps to all basins with flow regulated showerheads to all showers.

Water efficient dishwashers and washing machines are to be installed within the kitchens.

The dwelling's rainwater will be run off to soakaways filled with plastic cages and maximise drainage surface areas.

Sustainable Construction:-

It is intended through the advice of the company 'Therm Energy' to provide the standard walls, floors and roof insulation for Building Regulation requirements in providing a SAP Rating and Environment Impact Rating of the dwelling all in accordance with Approved Document L1B (2010).

All new window and doors will be fitted with argon gas filled double glazed with Kappafloat reflective glass.

The dwelling will be heated by a gas fired combination condensing boiler providing heating and domestic hot water which reduces CO2 emissions and enhances the Code for Sustainable Homes rating. All radiators will be fitted with thermostatic valves.

Low energy bulbs and light fittings will be used throughout and an Air Tightness Test will be carried out as part of L1B 2010.

Bricks and tiles will be locally sourced with all timber carrying a FSC16 certificate.

General:-

The areas of lawn are to be retained to retain water with porous brick paviors provided to the drive and patio areas kept to a minimum.

A separate storage recycling area is to be provided to each property.