

Design and Access Statement

APPENDIX A – Decision Notice for M/25/19/PL

Residential Development

For Mrs Denise Simpson

At

27 Central Drive
Elmer
PO22 7TT

IVON BLUMER ARCHITECTS

Design and Access Statement

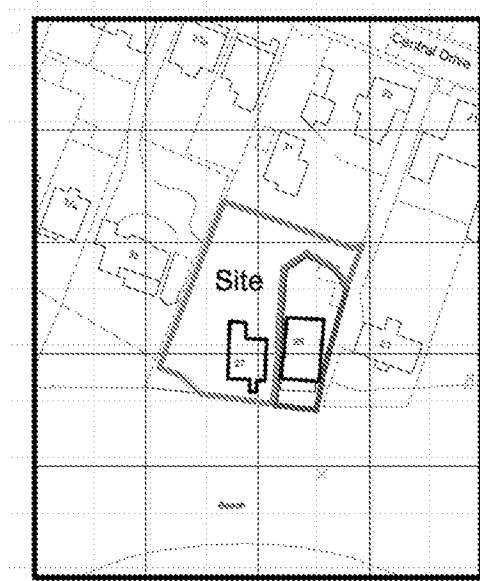
INTRODUCTION

This application is a retrospective application following planning approval M/25/19/PL, in order to seek approval to a number of design changes. The building is currently part constructed.

The proposed development is for the construction of a specially adapted 2 bedroom detached house for the sole use of the applicant who is elderly and disabled. The applicant wishes to use the new dwelling in conjunction with her existing property at No 25. The house has been designed with the main open plan accommodation located at first floor level, with self-contained accommodation under for her live-in carer.

Location

The site is a residential site located on the sea front at No 27 Central Drive, Elmer.



Location Plan

Assessment of Physical Context

The site is located on the sea front at 27 Central Drive, Elmer, West Sussex and is currently owned by the applicant. The applicant also owns the adjacent property at No 25 Central Drive.. The site is accessed from a shared private drive. The site is flat and is approximately 1,000 sq. m in size. There are no notable trees on the site. The site is mainly laid to lawn with shrub borders.

The site is in Flood Zone 3, see FRA.

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Planning Policy & History

Planning History

M'25/19/PL	1 Replacement Dwelling	Approved 11/09/19
M/67/16/PL	1 Replacement Dwelling	Approved 5/10/16
M/13/16/PL	1 Replacement dwelling	Refused 21/04/16

The Scheme will take into account ADC Planning Policies

Arun District Local Plan	Gen 7	The form of new development
	Gen 9	Foul and surface water drainage
	Gen 12	Parking in new developments
		D DM1 Aspects of form and design quality
		D DM2 Internal Space Standards
		D DM3 External Space Standards
		D SP1 Design

Planning Policy Guidance

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

Design Principles

The starting philosophy for the design brief is to design a modern, high quality, architectural house, whilst respecting the relationship between the proposed house and the adjoining residential properties. The architectural style is similar to the existing property at No 25, with a modern contemporary twist.

The main design principles are:

- i) To be in context and respect the existing residential area character.
- ii) To make efficient use of the available land.
- iii) To minimise any impact on the adjoining properties.
- iv) To create a positive visual enhancement to the locality
- v) Architectural detailing and materials to be of a well-considered and innovative approach.
- vi) To comply with part M of the building regulations.
- vii) The design and position of windows in the west and north elevations will not give rise to any overlooking of neighbouring properties.

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Site Layout

The proposed new property is positioned in a similar location as the adjacent property No 25 on the southern boundary of the site taking advantage of the exceptional sea views, as shown on the site layout below.



Site Plan

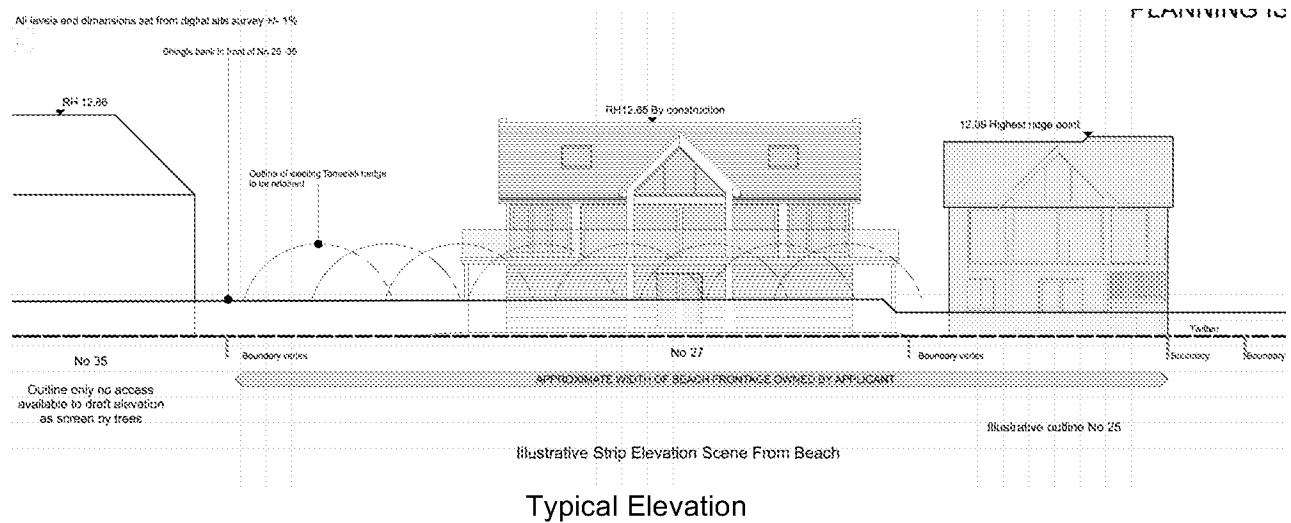
Scale

The scale of the proposed house is in keeping with its immediate neighbours. The footprint is less than the house at No 35 Central Ave. Garden or amenity space is approximately 75% of the site area and considered similar to surrounding properties. The height is typical for similar 2 storey properties in the vicinity and will not cause any overshadowing. The proposed ridge line is lower than No 35 to the left and slightly higher than No 25 to the right, when viewed from the sea.

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Appearance

The architectural style will be weatherboarded elevations under a plain slate tiled roof, with feature details in galvanised steel, to match the similar architectural style of No 25.



Materials

The materials used will be chosen from a pallet of high quality materials from a sustainable source.

Walls	Eternit Cedral cladding
Roof	Redland man made slates
Windows	PPC aluminium
Doors	Timber composite
Decking	Composite decking
Feature timber frame details	Galvanised steel
Balustrading	Frameless glass

See elevational drawing IBA/555/04 for specific details on finishes

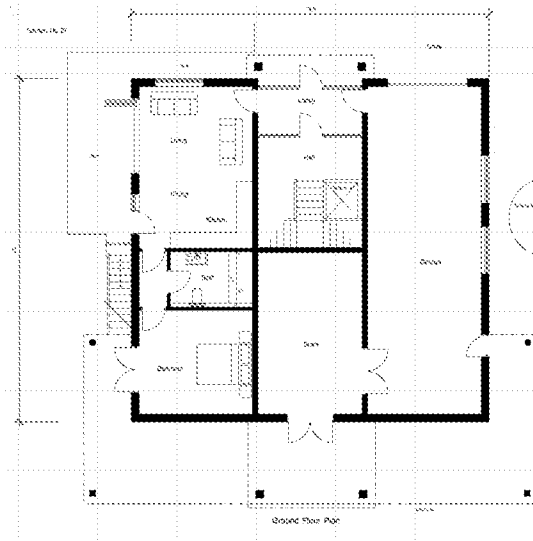
Amount

Footprint	175 sq. m Gross External Area
GEF area	260 sq. m (excluding double garage) on two floors
Garage & store	90 sq. m
Parking	2 cars
Cycles	2 spaces in garage

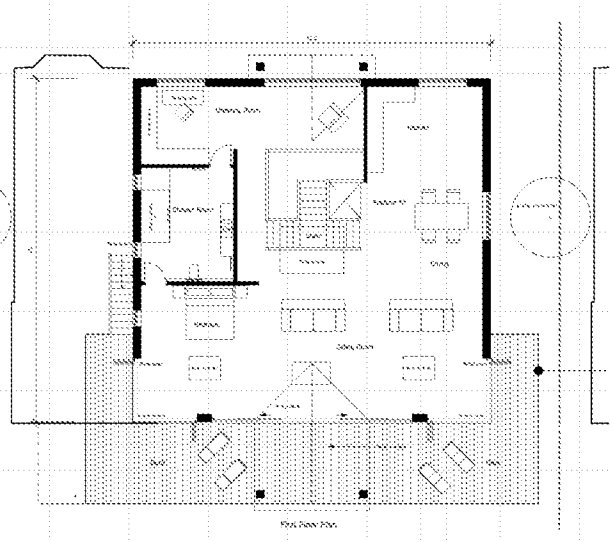
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Floor Plans



Ground Floor Plan



First Floor Plan

Drainage

Foul Drainage:

Foul drainage is into the existing foul water drain serving the existing house.

Surface Water:

Surface water will be dealt with by cellular soakaways.

Refuse Collection

3 No 250 litre bins to be provided in garage/store

Access Statement

The development has been designed in accordance with the Disability Discrimination Act 1995, BS 8300 and Part M of the building Regulations 2004.

Vehicular & Transport Links

Parking is provided on site, the site is not located on a public bus route.

Cycle storage will be provided.

Inclusive Access

Internal design of the house will comply with Part M of the building regulations.

Conclusion

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The development meets the design principles set out above. The development is in line with the relevant planning policies. The development responds to and will enhance the visual amenity of the surrounding area. The development will not compromise the adjoining properties. The development will be of a high architectural design. The development will comply with the relevant Local Plan Policies. The development will comply with the DDA and Part M of the Building Regulations.

As the project is currently under construction it is not considered that an Ecological Statement is needed this time. The previous statement by Lizard Landscapes stated in its conclusion:

“The site itself is of low ecological value with no habitats of interest noted.”

It is requested that the same planning conditions unless dealt with in the application documents are used as on approval M/25/19/PL.

Any conditions to respect the fact that the construction work currently on hold has previously been started.

A planning condition (No 7) in respect of energy efficiency was included in M/25/19/PL.

A letter of compliance and a SAP design statement by Therm Energy, has been included in the application,

Finally, this house when finished will be of a high quality architectural design, which should be considered an improvement and a stunning landmark statement to the EBE beach sea front.

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Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015

Application for Planning Permission

DECISION NOTICE

Application Ref: M/25/19/PL

1 To Addressee

Ivon Blumer Architects Ltd
41 The Studio West Drive
Aldwick
West Sussex
PO21 4LZ

2 Site Address

27 Central Drive
Elmer
PO22 7TT

3 Description of Development

Replacement dwelling

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Site Plan - Drg.no. IBA/507/01 dated 16/09/18
Ground Floor Plan - Drg.no. IBA/507/03 REV A dated 20/08/18
First Floor Plan - Drg.no. IBA/507/04 REV A dated 20/08/18
Proposed South Elevation - Drg.no. IBA/507/05 REV A dated 16/10/18
Proposed North Elevation - Drg.no. IBA/507/06 REV A dated 16/10/18
Proposed West Elevation - Drg.no. IBA/507/07 dated 16/10/18
Proposed East Elevation - Drg.no. IBA/507/08 dated 16/10/18
Roof Plan - Drg.no. IBA/507/09 Rev A dated 20/08/18
Street Scene - Drg.no. IBA/507/10 dated 20/08/18

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

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accordance with policy D DM1 and D SP1 of the Arun Local Plan.

- 3 The development shall be carried out in accordance with the submitted flood risk assessment (resubmitted by Ivon Blumer Architects on May 2019) and the following mitigation measures it details:

Finished floor levels shall be set no lower than 4.41m above Ordnance Datum (AOD)

Mitigation measures shall be incorporated including construction materials of the first 600mm of the ground floor that are capable of withstanding the potential risk of flooding and the use of floodgate systems of all door openings

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason:

In line with section 9 of the Planning Practice Guidance of the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and policy W DM2 of the Arun Local Plan to reduce the risk of flooding to the proposed development and future occupants.

- 4 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance by endeavouring to achieve a building of visual quality in accordance with policy D DM1 and D SP1 of the Arun Local Plan.

- 5 The window on the east elevation at first floor level of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening beneath 1.7 metres in height.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1 of the Arun Local Plan.

- 6 The 1.8 metre privacy screen on the eastern elevation of the balcony shown on First Floor Plan Dwg. No. IBA/507/04/ REV shall be constructed with obscure glazed glass and retained in perpetuity.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

- 7 No part of the development shall be first occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will achieve energy efficiency measures that reflect the current standards applicable at the time of submission and includes the use of renewable energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the residential unit and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy ECC SP2 of the Arun Local Plan.