



Town and Country Planning
Design and Access Statement

On behalf of Mr and Mrs Christie

Project ref: 80865

Grasmere
Ancton Lane
Bognor Regis
PO22 6NL

**Demolition of existing bungalow and erection of 1.5
storey dwelling**

June 2014

SIPS ECO PANELS
Administration Office, South Suffolk Business Centre,
Alexandra Road, Sudbury, Suffolk, CO10 2ZX
T. 01787 377388 E. admin@sipsecopanel.co.uk W. www.sipsecopanel.co.uk

Building
Systems



TABLE OF CONTENTS

1.0	INTRODUCTION	3
2.0	SITE AND SURROUNDING AREA.....	3
3.0	PLANNING POLICY	4
4.0	AMOUNT AND SCALE OF DEVELOPMENT.....	5
5.0	LAYOUT	6
6.0	LANDSCAPING	6
7.0	DESIGN.....	7
8.0	ACCESS.....	8
9.0	ENVIRONMENTAL	8
10.0	CONCLUSION.....	8
	APPENDIX 1 – PRE APPLICATION ADVICE	9
	APPENDIX 2 – PROPERTIES WITH RENDER FINISH ON ANCTON LANE AND SURROUNDING AREA	10
	APPENDIX 3 – COMPARABLE INTERNAL ROOM SIZES.....	11
	APPENDIX 4 – SUPPORTING LETTERS FROM NEIGHBOURING PROPERTIES.....	12

1.0 INTRODUCTION

- 1.1 This Supporting Planning, Design and Access Statement has been prepared on behalf of Mr and Mrs Christie. It accompanies a planning application for the erection of a two storey 'chalet style' dwelling with the demolition of existing pre-fabricated bungalow and single storey garage at the location Grasmere, Ancton Lane, Bognor Regis.

2.0 SITE AND SURROUNDING AREA

THE LOCATION

- 2.1 The proposed site is located in the East area of Bognor Regis on a main residential road. Located directly in front of the site is a large woodland area with no developments. The site currently hosts a single storey pre fabricated bungalow with an adjacent detached single storey garage. The site contains large garden areas to the front and back.
- 2.2 Please refer to drawing PL01 for Location Plan.
- 2.3 Please refer to drawing PL07 for Site Photographs.

THE SITE

- 2.4 The host property holds no architectural merit.
- 2.5 There is a steep gradient when entering the site which levels out in the front garden/driveway. From this there is a minor gradient that raises approx 300mm to the rear boundary.
- 2.6 There are currently parking spaces for 2 cars on site with no available off road parking. During this development the front driveway is to be extended so that this is maintained. Please refer to drawing PL06 for the Site Plan.

PLANNING HISTORY

- 2.7 A previous application was made for a proposed dwelling, however, this was withdrawn by the clients. Although not mentioned in previous Planning advice, it was felt that improvements could be made with regard to the relationship to neighbouring properties. We have now created a scheme that addresses this and in fact enhances the overall design.

- 2.8 It should be noted that the neighbouring property (Cherrybank) was previously an identical property to Grasmere, both in design and plot position in relation to Ancton Lane. This has been demolished and rebuilt into a two storey 4/5 bedroom dwelling. Another neighbouring property (The Bays) was granted permission for a second storey extension. Therefore there is sufficient evidence that many neighbouring properties have undertaken dramatic changes to the original dwellings. This proposal seeks to update this plot to match those surrounding.

THE SURROUNDING AREA

- 2.9 The surrounding area is heavily residential with many of the properties granted rear and side extensions and replacement dwellings.
- 2.10 There are no buildings within close proximity to the site that holds any Historical merit.

3.0 PLANNING POLICY

LOCAL DEVELOPMENT FRAMEWORK

- 3.1 The Council adopted its Local Plan and Development Policies in February 2014, within these documents the following policies are relevant to this development and are outlined below:
- Policy SD SP1 – Built-up Area Boundary.
 - Policy D SP1 – Design.
 - Policy D DM1 – Aspects of Form and Design Quality.
 - Policy D DM2 – Internal Space Standards.
 - Policy D DM4 – Extensions and Alterations to Existing Buildings.
- 3.2 The proposed development is within the set 'Built-Up Area Boundary' as set within the Local Plan.
- 3.3 A thorough Site Analysis has been conducted with study of surrounding buildings and features. For this reason a cottage/chalet style has been incorporated for a sympathetic approach with the use of white render (common feature down Ancton Lane) and weather boarding for a modern touch. See Appendix 2 for properties that are faced with external render finish which are close to the proposed site.
- 3.4 The proposal will utilise Modern Methods of Construction in the form of SIPs (Structurally Insulated Panels) for an increase in thermal resistance and air tightness.

- 3.5 It is believed that this proposal is in keeping of the vision and objectives that Arun Council seeks to achieve following the new Local Plan, in that this proposal will make this plot a much more attractive home for future families and thus a better place to live.
- 3.6 All internal space standards have been met if not exceeded; including taking into account the reduction of usable space on first floor rooms due to the roof slope. Please see Appendix 3 for comparable table on internal room sizes.
- 3.7 We believe that all the relevant policies have been carefully considered and met including using new technologies with the intention of utilising Structurally Insulated Panels that boasts better thermal resistance and air tightness than traditional construction methods.

4.0 AMOUNT AND SCALE OF DEVELOPMENT

- 4.1 The proposal is to demolish the existing single storey bungalow and adjacent garage and erect a new two storey chalet style dwelling over a slightly larger footprint. This will create an increase of the footprint from 85.3m² to 98m² (12.7m² difference).
- 4.2 The proposal will include adding a second storey within the roof space to accommodate three sizable bedrooms, two of which will have en-suites. There will also be a single storey extension that will be the kitchen to include a pitch roof mimicking the main dwelling.
- 4.3 With many of the surrounding dwellings being two storey or having had alterations to accommodate a loft conversion this proposal would bring this property up to date with the surrounding area.
- 4.4 Externally the elevational details of the proposal will be in keeping with the context of the surrounding area, ensuring the ridge height is lower than the two storey neighbouring dwelling, whilst ensuring that it does not over bear on Little Croft. The proposal will be in front of Little Croft by approx 900mm to ensure that no loss of natural light occurs in neighbouring back garden. To match the existing dwelling there will be a slight front extension to the design on the right hand side, ensuring that this has no impact on loss of light to neighbouring properties. Please refer to drawing PL09 for Proposed Elevations.
- 4.5 The design of the proposed dwelling and the details to be used will be in keeping with the surrounding area.
- 4.6 The proposed fenestration within the proposal will seek to reflect the character of the location and proportions of traditional openings with cottage bar detailing.
- 4.7 These matters could also be conditioned on approval notice to have further control on the visual impact of the development. Please refer to PL05 for street scene.

4.8 Overall, it is not considered that the development would have a detrimental impact on the amenity and context of the surrounding area, and will in fact improve the street scene along Ancton Lane.

4.9 Please refer to drawing PL02 and PL03 for Existing and Proposed Block Plans.

5.0 LAYOUT

5.1 The layout of the proposal very slightly encroaches on the rear garden, however the area that will be affected is currently hosting a single storey garage. With the demolition of the garage the rear garden will be opened up further to increase the light entering the rear garden.

5.2 The property will still be able to accommodate 2 parking spaces; this will be aided by the proposed extension of the gravel driveway.

5.3 Neighbouring properties will not be affected in terms of loss of light as the proposed development will be taking a similar footprint to what is currently there. The only area that could be affected by this development will be Little Croft's front garden, which contains a large driveway adjacent to the proposed site, therefore will not have a detrimental impact. See drawing PL07 for Site Photographs.

5.4 None of the neighbouring properties contain windows that may overlook the proposed development and vice versa. Any windows that could possibly overlook neighbouring properties from the proposal such as ensuite, will contain obscured glass.

6.0 LANDSCAPING

6.1 There is currently a large rear garden on the site and since the proposal will be undertaking a similar footprint to the current dwelling the garden will be little affected. Since there will be the removal of the garage the rear garden will in fact become larger and allow more light to enter.

6.2 There is an existing panel fence on the boundary surrounding the site to restrict views into neighbouring gardens from adjacent properties; this is to be maintained throughout the development.

6.3 The site will be provided with hard landscaping to the front of the proposal to provide adequate access, turning and parking. Most of the rest of the site will be maintained as present. Precise details of the landscaping will be submitted upon receipt of full Planning Approval.

7.0 DESIGN

- 7.1 The proposal is to be traditional in design and draws inspiration from the architecture and features of the surrounding area. Materials that are to be used will be matching and sympathetic to neighbouring properties and the woodlands opposite.
- 7.2 To achieve a more of a 'cottage/chalet style' the roof will continue to run down on the front elevation to create an open porch.
- 7.3 The ridge height of the proposal is to be lower than the two storey dwelling adjacent and higher than Little Croft to be in keeping with the scale and street scene of Ancton Lane.
- 7.4 The aim of the proposal is to make best use of the plot size whilst being sympathetic to the surrounding area; a smaller development will not improve the site since there is such a large back garden that is more suited to larger families. The proposal will not only improve the site but also the aesthetics of the street scene and be much more attractive to future owners. The elevations created will be varied and interesting with protrusions, varies ridge heights and returns to create an architecturally aesthetic dwelling.
- 7.5 The external finish materials will be a combination of white render and weatherboarding. The idea behind these materials is to capture the historic element of this area whilst adding a modern touch. Many of the neighbouring properties (especially to the west of proposed development) retain a classic white render look; see images below. Whilst it is important to reflect historic design features we do not want to simply mimic these aspects, therefore we have incorporated a weather board finish to the protruding features of the design, giving balance and character to the build. The roof tiles will match those of neighbouring properties.



Figure showing common white render finish on Ancton Lane.

8.0 ACCESS

- 8.1 The proposed site is currently provided with direct vehicular access onto Ancton Lane, there is no change to this present situation. The existing garage is not currently used for parking but instead as a utility/storage area. The front driveway will be increased to maintain 2 parking spaces on site.
- 8.2 The building has been designed to be accessible by all potential users regardless of age, disability, ethnicity or social grouping. Corridors have deliberately been kept to a minimum to aid movement within the building and where needed have been shown as large as possible. Doors have been kept large and a toilet has been designed specifically for disabled access. There is to be a large disabled accessible door to the front elevation with a further 3 large entrances to the ground floor.

9.0 ENVIRONMENTAL

- 9.1 My clients are aware of the responsibility on developers to ensure that new developments are environmentally friendly in order to meet and go beyond the current Building Regulations and provide a building that has the minimum impact on the environment both whilst being built and when built. They have therefore specified that the structural element of the building be SIPs panels. This form of construction requires very little CO₂ to fabricate, is quick and easy to build, provides a very strong structure and is light and easy to transport. SIPs panels use 95% of a tree in manufacture and are made from small, quick growing trees thus not damaging existing mature forests. Using SIPs panels will also provide an exceptionally airtight structure, which is an area that the Government has looked to target with the SAP rating 2010 as it has a big impact on the environmental performance of a dwelling. In terms of insulation, the expanded polystyrene is made from 98% air and the remainder is made from a by-product of the petroleum industry and achieves a high level of insulation.
- 9.2 The clients are also looking into environmentally friendly systems that they may be able to incorporate in the build and a full assessment will be conducted if this application were successful. Options that they are considering include a ground source heat pump, solar panels and a rainwater recovery system.

10.0 CONCLUSION

- 10.1 Taking into consideration the related policies from the Local Plan, it is considered that this proposal satisfies all aspects without damaging the surrounding amenity, keeping to scale and design of the local area.
- 10.2 As such we respectfully request that the Council supports the proposal and grants planning permission for the above development.

APPENDIX 1 – PRE APPLICATION ADVICE

From: Damian Sullivan [<mailto:Damian.Sullivan@arun.gov.uk>]

Sent: 06 June 2014 14:00

To: 'Craig Walker (SIPs Eco Panels)'

Subject: RE: Proposed Development

Dear Mr. Walker,

Thank you for your e-mail regarding a potential resubmission of the scheme.

I can confirm that the footprint of the dwelling is much better designed and responds to the pre-application concerns regarding projecting very far forward of Littlecroft and application M/8/14 in terms of its depth in relation to Littlecroft. Altogether it is a much more sympathetic response to Littlecroft in its layout.

The elevations are concerning and need a little more work. Namely, render finish is considered to be inappropriate in a semi-rural location for this particular style of property and instead brickwork is preferred wherever this is mentioned. The rear elevation with the patio door and dropped Juliette balcony bleeding into the ground floor needs re-examining for a neater finish.

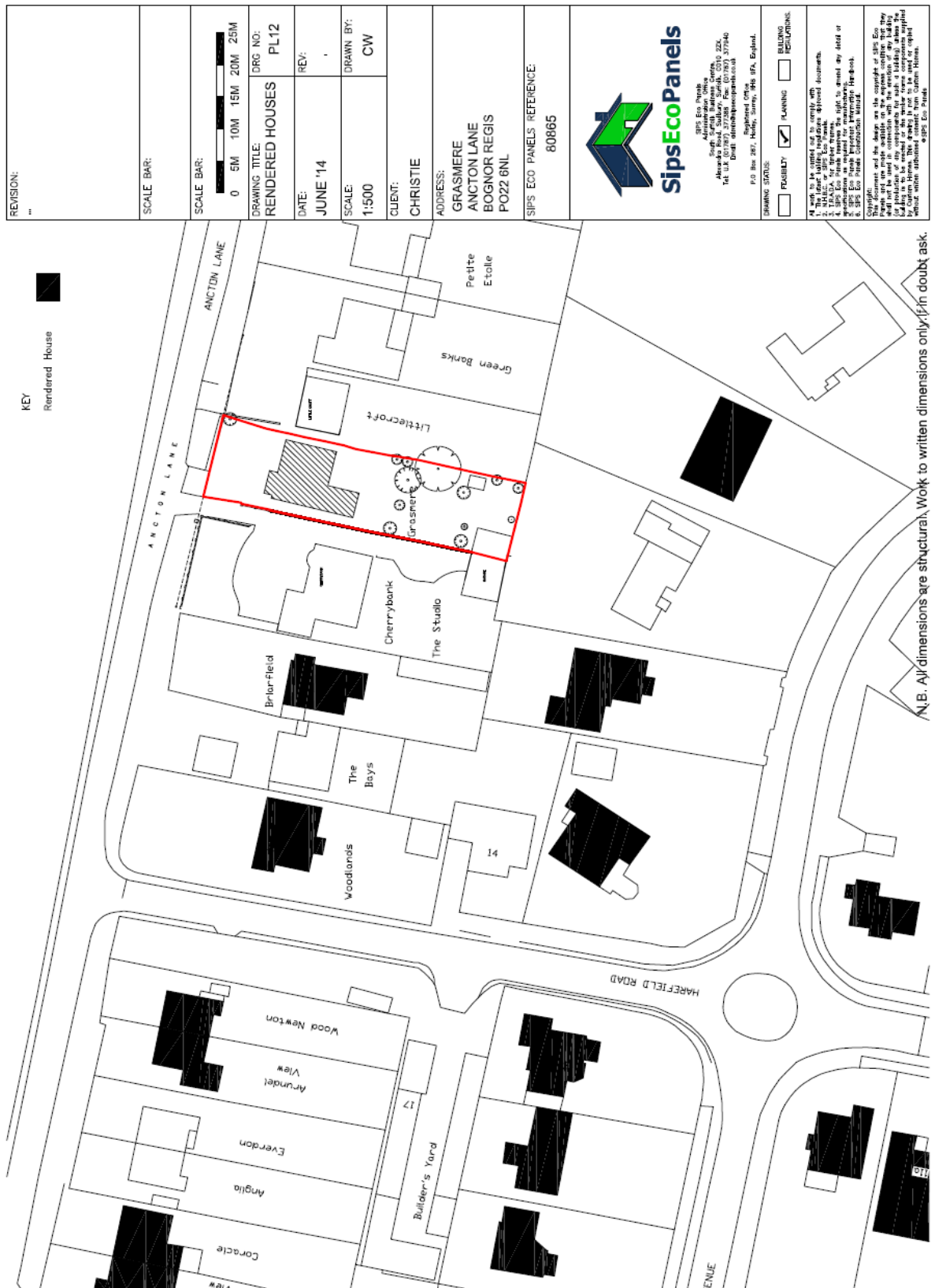
Please ensure that the internal room sizes are also met with your floor plans according to policy D DM2 of the Emerging Local Plan (a version is found on our website). If you are in a position to resubmit following these comments, please do so via www.arun.gov.uk/planning where there are application forms and guidance notes.

It should be appreciated that the above comments are the opinion of an officer of the council only and cannot in any way prejudice the ultimate decision reached on any application submitted which will of course be considered on its own merits, and any representations received from interested persons would be taken into consideration.

Kind Regards,
Damian Sullivan

Planning Department
Arun District Council.

APPENDIX 2 – PROPERTIES WITH RENDER FINISH ON ANCTON LANE AND SURROUNDING AREA



APPENDIX 3 – COMPARABLE INTERNAL ROOM SIZES

Room Type	Recommended M ²	Proposed M ²	Difference M ²
Kitchen	7.5	16.5	+ 9
Dinning	12	14	+ 2
Living	14.8	18	+ 3.2
Double Bedroom	12	14 (Smallest)	+ 2
Bathroom	4.4 + 2.7	16.2 (combined)	+9.1
Utility	2.5	6.3	+ 3.8

APPENDIX 4 – SUPPORTING LETTERS FROM NEIGHBOURING PROPERTIES

To : The Planning Office, Arun District Council

Grasmere, Ancton lane, Middleton-on-Sea, Bognor Regis PO22 6NL

To whom it may concern.

I confirm that I am the owner of a neighbouring property to Grasmere, Ancton Lane.
I had no objection to the previous Planning Application for Grasmere and I have no objection to the current revised Plans below.



Front Elevation



Right Flank



Rear Elevation



Left Flank

N.B. All dimensions are structural. Work to written dimensions only. If in doubt ask.

REVISIONS: A - MAY 14 - ALTERATIONS TO ELEVATIONS B - MAY 14 - ALTERATIONS TO ELEVATIONS C - JUN 14 - ALTERATIONS TO ELEVATIONS	
DRAWING TITLE: PROPOSED ELEVATIONS	DPC NO.: PL04
DATE: JAN 14	REC: C
SCALE: 1:100	DRAWN BY: CW
CLIENT: CHRISTIE	
ADDRESS: GRASMERE ANCTON LANE BOGNOR REGIS PO22 6NL	
SIPS ECO PANELS REFERENCE: 80865	
 SipsEcoPanels SIPS Eco Panels Administration Office 1000, Church Road, Bognor Regis, West Sussex PO22 6NL Tel: 01323 812111 Fax: 01323 812112 Email: info@sipsecopanels.co.uk	
DRAWING STATUS: ☐ DRAFT ☒ PLANNED ☐ BUILDING REGULATIONS	
NOTES: 1. All dimensions are structural. Work to written dimensions only. If in doubt ask. 2. The client is responsible for obtaining all necessary planning and building regulations approvals. 3. SIPS Eco Panels is not responsible for any errors or omissions in this drawing. 4. SIPS Eco Panels is not responsible for any errors or omissions in this drawing. 5. SIPS Eco Panels is not responsible for any errors or omissions in this drawing. 6. SIPS Eco Panels is not responsible for any errors or omissions in this drawing. 7. SIPS Eco Panels is not responsible for any errors or omissions in this drawing. 8. SIPS Eco Panels is not responsible for any errors or omissions in this drawing. 9. SIPS Eco Panels is not responsible for any errors or omissions in this drawing. 10. SIPS Eco Panels is not responsible for any errors or omissions in this drawing.	

Name

ALAN TOW

Address

CHERRYBANK
 ANCTON LANE
 M.O.S.
 WEST SUSSEX PO22 6NL

Signed

A. Tow

Date

7th June 2014

