

Land to rear of 177 Middleton
Road along Sundale Lane
Design & Access Statement
July 2019



Design and Access Statement

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Project Name: Land to Rear of 177 Middleton Road along Sundale Lane

Location: Middleton on Sea

File Reference: D&A Statement _01

Issue	Date	Author	Notes
P1	02.07.2019	S. Walker	First issue
P2	08.07.19	S. Walker	Resubmitted

Application Proposal

Construct an additional dwelling house in an existing rear garden retaining the existing dwelling house.

Description of the existing site and surroundings

The site is located within a built up area and therefore complies with policy SD SP1 of the Arun Local Plan which seeks to focus developments within it.

The application site is located in the (north facing) rear garden of 177 Middleton Road, an existing 1920's detached dwelling. North of 177 garden is Sundale Lane, a private road maintained by the residents of Sundale Lane and 4 dwellings along Middleton Road which back on to Sundale Lane (with rear access rights to use the road, including 177). Our property does have an existing rear driveway and did until a year ago have 1.8m high double gates allow vehicle access into the rear garden from Sundale Lane. These have since been removed and a new 1.8m fencing has been erected, however access rights still remain.

Below is 177 front elevation:



The existing dwelling is a 1.5 storey chalet house with living room, kitchen/dining room, rear play room, with downstairs shower room and 3 bedrooms and a family bathroom located on the first floor. 20 years ago it did benefit from the rear extension which now forms the dining area, play room and shower room.

The house is traditional masonry construction with painted white render and a large tile hung gable front with a large window to Bed 2. The rear of the property has one small timber clad dormer which is a secondary window to Bedroom 1. The property has 3 further windows to the side elevations serving Bed 1 (large window), Bed 3 (projecting timber formed bay window) and two small windows to the family bathroom. The property also has a detached garage east of the property set back 4m from the front elevation.

The property benefits from a very large north facing rear garden (34.5mx18m from rear of main house) and large south facing front garden (25m to 30m from house) which includes a large tarmac driveway providing parking for 4 cars accessed from Middleton Road.

177 Middleton Road 'Rooks Nest' is located in a row of 3 similar large detached properties on large plots of a similar character and are located in an 'Area of Special Character' and comes within the remit of Middleton Village Design Statement. Sundale Lane falls outside of the Area of Special Character and is made up of bespoke 1960's + chalet bungalow properties of a modern but traditional style i.e. stock brick, render and concrete tiles. Most of these properties benefit from 1st floor accommodation via dormer windows or projecting gable front as seen below:



Density & Sale

The proposed property has been designed in accordance with the National Housing Federation Design/Space Standards adhering to required room's sizes and storage etc. As advised by the Arun Planning Department given in my Pre-Application Advice, the property has been positioned East on the plot with parking for 2 cars on the West. This minimises the impact to the surrounding residents for the following reasons:

- No. 175 Middleton Road – The proposed property will be away from their boundary east on the proposed plot
- No. 179 Middleton Road – The proposed property whilst now adjacent to their boundary fence, will have little to no adverse effect 179 have a large pitch room double garage adjacent to this boundary line.
- Dawn, Sundale Lane – The proposed property will have little impact on the chalet bungalow as it will be positioned opposite their large 2 storey garage minimising visibility of the proposed dwelling or any daylight issues. Photos of Dawns garage below:



As overlooking issues to 175 Middleton Road have been mitigated as the proposed dwelling has been provided with a 156 sqm of garden with 8 meters from the proposed house to the new boundary fence. This would leave 175 Middleton Road with an approx 14 meter long garden from the original house. The proposed dwelling also benefits from a single detached garage and a driveway for 2 cars.

The Pre Application Advise did call for the dwelling to be moved as close to Sundale Lane as possible to achieve a 10m rear garden, however in handing the dwelling from West to East (as requested by Arun), the

dimension from proposed chalet to the rear fence has been reduced in depth due to the splayed boundary line north of the proposed property (as shown on the site plan). The garden has therefore been made as large as possible whilst still giving consideration to the existing property (No. 177).

Use and Layout

The proposed dwelling is a 1.5 storey chalet bungalow designed to include the following:

Ground Floor

- Entrance hall
- Kitchen/dining room
- Living rooms
- Family room
- WC
- Cupboards
- Utility cupboard

First Floor

- Bedroom 1 (double bedroom)
- Bedroom 2 (double bedroom)
- Bedroom 3 (single bedroom)
- Family bathroom
- Linen cupboard
- All bedrooms benefit from eaves storage
- Storage cupboards

Externally

- Driveway for at least 2 cars
- Rear patio
- Single storey garage

Appearance and Materials

The submitted site plans show the proposed application site outlined in red with the dwelling and driveway outlined. The proposed dwelling is a 1.5 storey chalet bungalow with first floor gable and timber clad dormer window to principle elevation. The property has been designed with traditional painted render walls and tiled window cills to match the design

of 175, 177 and 179 Middleton road. The eaves have been kept as low as possible whilst still allow for gable on the principle elevation. The appearance of the proposed dwelling is a good reflection of 177 Middleton Road but on a smaller scale and height, therefore in keeping with the properties of Middleton Road (in the Area of Special Character). Given that the height of the gable is smaller than 177, providing a similar tile hung gable would over complicate the elevation. Instead an arched porch has been added to create an alternative traditional feature.

In the design process, consideration was given to a single storey bungalow similar to those constructed along Sundale Lane, however on review of all the houses along Middleton Road, this would have been out of keeping (to the Area of Special Character) as there are no single storey dwellings/bungalows located within the catchment area and would not sympathetically reflect other properties of the same age.

The proposed property has a kitchen/dining area, living and family room at ground floor with 3 first floor bedrooms and bathroom. The property does have south facing velux windows positioned above 1.2m from FFL and a large dormer window serving the 1st floor bathroom which includes obscure glazing. This omits any overlooking issues to 177 Middleton Road retaining privacy. Windows along the ground floor southern elevation have been maximised to take full advantage of solar gains.

Materials:

Walls

- Brickwork below dpc
- Traditional painted render above dpc

Roof

- Traditional clay tiles to match existing house

Windows

- UPVC windows with Georgian glazing bars

Doors

- UPVC Main entrance door with side lights
- UPVC patio doors with Georgian glazing bars

Rainwater Goods

- UPVC black half round to match existing

Hard Standing and Vehicle Access

- Resin bound gravel (permeable)

Access

Properties main entrance doors are on the northern elevation with a level threshold in accordance with Part M of the Building Regulations. Vehicle access to the proposed property will be from Sundale Lane. There will be no increase in traffic flow as rear access rights will be transferred from 177 Middleton Road to the new dwelling. This will have no detriment affect to 177 Middleton Road.

Photo along Sundale Lane at rear of 177 Middleton Road (red line denotes extent of property width):



Highways and Parking Provisions

Highways were consulted during the Pre-Application process and they confirmed that as the application site was located within a private road, their only concern would be access onto the public highway (on to Yapton Road). As this junction is an existing junction currently serving the resident of Sundale Lane, Highways confirmed there was little need for a Pre Planning Highways Application.

A clear 6 meters has been provided from the northern side of Sundale Lane from the proposed dwellings parking spaces (to the front of the proposed garage) allowing an ample turning circle for the owner.

Trees and Landscaping

The proposed dwelling will result in the loss of two trees with the rear garden of 177 Middleton Road, neither of which was identified as a potential issue in the Pre Application advice. Neither of these trees is covered by Tree Protection Orders.

The dwelling will benefit from new hard standing around the dwelling with new rear patio and lawn. This will be addressed with a landscaping plan once application has been approved.

Site Waste Management

During the construction phase it is proposed that the chosen contractor will be required to operate a waste recycling policy such that all new waste timber will be removed offsite and recycled using a recognised local waste contractor. The disposal of any non-recyclable waste will be carried out in fully covered skips. Any materials not suitable for reuse on site, but reusable elsewhere will be separated out and taken to appropriate recycling plants where applicable.

Planning Policies

We have considered our design against the following Arun Local Plan Policies as outlined in the Pre-Application Advice response:

DDM1	D DM1 Aspects of form and design quality
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DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to climate change
ECCSP2	ECC SP2 Energy and climate change
ENVDM4	ENV DM4 Protection of Trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural environment
HERDM4	HER DM4 Area of special character
HERSP1	HERSP1 The historic environment
SDSP1	SD SP1 Sustainable development
SDSP2	SD SP2 Built up area boundary
TSP1	T SP1 Transport and development
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable urban drainage system
WMDM1	WM DM1 Waste management
WSP1	W SP1 Water

Sustainable Construction

The proposed dwelling will be constructed to a sustainable standard in accordance with the Building Regulations and SAP calculations at construction stage. The SAP calculations will take full advantage of energy efficient technologies, high performance insulation, solar gains, heating

installation, time and temperature control etc. The solar gains on from the south facing patio doors/windows have been maximised via the large south facing windows. This will create a positive effect on the SAP calculations.

Biodiversity / Protected Species

Once planning approval has been received, a Biodiversity and Habitat Survey/report will be submitted for approval if conditioned. This report will confirm how the development aims to reduce the impact on wildlife and how it will positively enhance the area, such as providing bat and bird boxes or bricks incorporated into the building structure.

Summary

The proposed 1.5 storey proposed dwelling has been designed to sympathetically reflect the traditional houses within the curtilage of Middleton Village offering an additional 3 Bedroom Property with detached garage. The introduction of the new dwelling will not adversely affect the existing dwellings and will add to the neighbourly feel of Sundale Lane, whilst making a better use of and existing space.

The application has been compiled taking on board all advice given from the Pre Application Advice Ref PAA/15/19.