

Design and Access Statement

Demolition of Existing Bungalow and Replace with New Detached Dwelling with Off-Road Parking at 88 Ancton Way, Elmer, Middleton-On-Sea, Bogner Regis, West Sussex PO22 6JP



Proposals

Demolish existing bungalow and replace with new detached 2 storey, 4-bedroom house with 3no. off street parking spaces.

Read in conjunction with Designmatrix UK Ltd drawings numbered 6778-01, 6778-02, 6778-03, 6778-05, 6778-06, 6778-07 & 6778-08.

Existing Property

The existing detached bungalow appears to have been constructed in the 1920's. It is a basic construction bungalow with integrated small garage and front lean-to type day room and rear projecting family room. The property is of poor non-standard construction with minimal insulation to floor, walls or roof. The house is in need of thorough renovation/redevelopment.

The neighbouring property at no. 86 is a similar styled bungalow.

The neighbouring property at no. 90 is a recent redeveloped 2 storey chalet style house. There is wooded land to the rear.

Planning History

There is no planning history pursuant to this property available on Arun District Council planning web site.

Relevant Planning Policy

Planning policy considered in the development of these proposals are those contained in the following;

- Ministry of Housing Communities & Local Government - **National Planning Policy Framework**
- Arun District Council - **Adopted Arun Local Plan 2011-2013** (adopted 2018).
- Arun District Council – **Parking Standards Supplementary Planning Document** Jan 2020.

Specific design considerations and policy guidelines utilised in the development of these proposals;

- Policy D SP1 & D DM1 - Character, Appearance/Attractiveness, Impact, Innovation, Adaptability, Crime Prevention.
- Policy SD SP2 – (built up area boundary) development should be focused etc.
- Policy H SP1 & H DM1 – Housing Requirement & Mix.
- Policy G1 SP1 – Green infrastructure & development
- Policy SD SP1 – Sustainable development.
- Policy D MD2 – Internal space standards.
- Policy OSR DM1 – Open spaces & recreation.
- Policy ENV DM4 – Protection of trees.

Design Comment

Character

The proposals have been developed to make the best possible use of the available land by reflecting or improving on the character of the site and its surrounding areas. The existing bungalow is of very poor construction and of no particular architectural merit and of incongruent form and profile.

The best use of the available land is to create a 2-storey house, that retains a footprint similar to the existing bungalow, thereby avoiding an over development of the site and retaining good amenity space. The existing bungalow footprint area is 101m² and the proposed replacement house has an identical footprint of 101m². The proposed 2 storey detached house is of similar style and form to many other 2 storey detached houses in the road and locality utilising a typical (dual) pitch tiled roof.

Materials

Stock brickwork walls at ground floor storey

Horizontal fibre-cement horizontal weatherboard cladding at first floor.

Reconstituted slate roof tiles (low pitch 25degree).

Aluminium framed, thermally-broken windows and doors with high energy efficient rated sealed glazed units utilising low-e glass.

Permeable concrete pavements to frontage and side passageway hardstanding.

Impact/Scale

A street scene drawing has been included in the proposals to show the form and scale of the proposals in consideration of the neighbouring properties, and to demonstrate that the proposed house ridge height will be no higher than the previously redeveloped neighbouring 2 storey houses at nos. 84 & 90. The height of the proposed 2 storey house against the existing bungalow at no. 86 has been considered and so as to reduce any resultant impact, the proposals include moving the west facing flank wall away from the boundary with no. 86, thereby giving an increased/definite visual separation between the properties. It should be noted that the existing west facing flank wall to no. 88 is currently immediately inside the boundary wall (0.27m between house flank walls), however the proposals increase this offset to 0.5m (resulting in 0.73m gap between 86 & 88 house walls). The proposed new house roof eaves height has been kept to a minimum by including a sloping vaulted ceiling at first floor, with the ceiling spring point (lowest ceiling height) at 1.8m above finished first floor level. The roof pitch has been kept down to 25degree to ensure that the new ridge height does not exceed the height of either of the similar 2 storey building ridge heights at no. 84 and 90 Ancton Way.

The proposed house includes a staggered front wall line to reduce the building mass and create a more interesting aesthetic form, whilst maintaining the general building frontage line of the street and neighbouring houses. The stagger pushes the front south east corner of the proposed house back behind the front of the existing bungalow to no. 86, thereby further reducing any aesthetic impact on the neighbouring bungalow.

The main 2 storey element of the house is restricted to 9.5m depth, with the single storey rear ground floor projection at an additional 4.3m depth. The rear ground floor only element is set to the centre of the site and is well away from both the east and west party boundaries at approximately 1.9m each side. The proposed house east facing flank wall is positioned as existing, retaining a side passageway within the property boundary. The neighbouring house no. 90 is likewise well away from the boundary fence with its own side passageway between house and boundary fence.

Side facing windows have been avoided where possible however, where necessary to give natural light to non-habitable rooms such as sanitary accommodation/utility room, these benefit from high-level clerestory windows at ground floor storey level and Velux type roofs over the bathrooms at first floor. The high-level clerestory windows avoid overlooking and privacy issues and also comply with Building Regulations Part B (protected areas - limitations for openings in walls close to boundaries).

Frontage Car Parking & Verge Treatment

Policy requires a 4-bedroom house to have 3no. off road car parking spaces. Ancton Way is a quiet private road without a dedicated pedestrian pavement. The proposals for vehicle crossover/verge treatment and materials will be subject to separate application and approval from the owners of the Elmer Estate private roads and verge. The verge along this stretch of road has differing treatments including, concrete, pavements, gravel and grass and cannot easily be used by pedestrians. The existing frontage to this property no. 88 is hard paved with concrete pavements providing cross-over of the grass verge to give vehicle access to the integral garage plus off-street parking for 1 car (2no. car parking spaces total as existing). The existing frontage to the adjoining property no. 86 is completely rough-pour concrete (with off-road parking), including a full width rough-pour concreted verge. The frontage to no. 90 is fully gravel car parking/standing including 2 on/off gravel cross-overs with grass intermediate verge.

These proposals include for retaining a permeable concrete pavement hardstanding to the full width of the frontage and a permeable concrete pavement verge/cross over. The hardstanding although permeable will include a slot drain at the abutment of the verge pavements to frontage pavements, thereby dealing with any excess storm surface water runoff. The paved frontage will allow 3 no. off-street vehicle parking

spaces. The carparking spaces will include 1 no. electrical vehicle charging point and will include additional installed cables to support future EV charge points to all car parking spaces.

Landscaping

The side passage way will have permeable concrete paviour finish to allow surface water to drain through. The rear garden area will be fully landscaped with shrub planting along the boundaries (much of existing to be retained). The existing concrete paving slabs to the rear will be removed, and a new patio (with suitable run-off/surface water drainage) will be laid. The existing dilapidated sheds and greenhouses will be removed to give an improved and larger lawned area. The existing trees to the rear of the property will not be removed or damaged, they are far enough away from the proposed development to be safe from harm or construction traffic loadings over the roots. A proprietary lockable bicycle storage shed (2 cycle), will be provided as part of the completed landscaping.

Sustainability

Where possible all building materials will be obtained from a sustainable source, and where possible from local suppliers. The proposals include the installation of an air source heat pump space heating system. The house construction will include a high standard of insulation and energy efficient glass window/doors, that will be above and beyond that required by the current standards indicated in the approved document of the building regulations. All thermal and energy saving provisions will be fully detailed, proved and justified by SAP calculations, as part of the full Building Regulations approval process. All surface water will be routed first to water butts then via overflow to an appropriately sized soak-away positioned at least 5m from any building.

Refuse storage

240 litres capacity Euro Class wheeled bins will be provided and stored at the rear. There will be a 240L bin for general waste and a similar 240L bin (differing colour) for recycling waste. The wheeled bins located at the rear will be approx. 22m wheeling distance from the edge of road (well within the 50m pulling distance quoted). The bins will be pulled to the frontage (adjacent to the car parking) on the day of collection.

Accessibility

The house will include accessible width doors/halls with a large ground floor cloakroom. The front entrance door will have ramped and level access.

Boundary Treatments & Crime prevention

The side boundary fencing will be replaced where required with new stained timber fencing of similar height to existing. The gap between the house and the side boundary on the west side of the house will be closed with a timber fence return, and the passageway to the east side of the house will benefit from a lockable gate to help property security. All windows and doors will be fitted with good quality locks etc. The house will be alarmed and a Ring type door entry/rear CCTV camera system will further improve crime prevention measures.

Foul Water Drainage

New foul drainage connections will be connected back into the existing foul drainage system. There is an existing foul drainage manhole located on the frontage car parking area which will be retained and connected back into. The manhole hole will be fitted with a sealed screw down cover. No surface water drains will be allowed to connect or overflow into the foul system.

Flood Risk

A specialist flood risk assessment has been undertaken and forms part of this planning application. All recommendations of that flood risk assessment will be incorporated into the scheme. The proposals include for the proposed ground floor finished internal floor level, to be set at 300mm above external ground level.

Conclusion

The existing bungalow is of very poor construction and needs to be rebuilt to bring the facilities and energy rating of the property up to and beyond current acceptable standards.

The best use of the property would be to redevelop to provide a 2-storey detached family dwelling. The Applicant is rebuilding this house for their own use and they have 3 children and will therefore require 4 bedrooms. There is adequate internal space to accommodate 4 bedrooms and associated sanitary accommodation. The frontage off-road hardstanding will provide the requisite 3 car parking spaces.

A vast majority of the older 1920's style bungalows in the vicinity have been redeveloped, many were replaced with similar 2 storey detached houses. The proposed house retains the same 101m² footprint as the original bungalow. The proposals are modest in size and scale and in keeping with the general architectural style on the estate. All materials are traditional and in keeping with the area.

Although the new house will be higher than the existing neighbouring bungalow, the proposals consider this and seek to reduce impact by increasing the distance between the properties (over existing), and the external eaves height of the 2-storey house has been kept to an absolute minimum adjacent to the bungalow property, by reducing the first-floor sloping ceiling height to a minimum.

By the considered positioning of windows including the use of clerestory top lights at ground floor on side flank walls (no side facing full windows), and by retention of 1.8m high close barded timber fencing, there will be no overlooking or loss of privacy issues.

There is a definite need for this redevelopment, the proposals are modest and in keeping with the surrounding properties. There will be no loss of light or privacy. Many other similar proposed redevelopments have been approved in the area. Car parking/ landscaping and flood mitigation measures have been incorporated. The proposals comply with planning policy and should be approved.