
Sussex Building Consultancy Limited



Design and Access Statement for 25 Sea Way Bognor Regis PO22 7RZ.

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1.0 Introduction

- 1.1 This application is for detailed planning approval for demolition of the existing detached dwelling and the building of a new 2 storey house on approximately the same site position to suit the needs of the new family owners of the property.

2.0 Site Assessment

- 2.1 The existing dwelling is a 2 storey detached house set in comfortable grounds within the Middleton on Sea Area of Special Character facing the sea.
- 2.2 The original bungalow has been adapted and extended over the years to provide garage on the ground floor and new first floor accommodation along with a rear ground floor PVC conservatory.
- 2.3 The property has painted external rendered walls to the ground floor and rear first floor main bedroom and plain tile hung 'mansard' walls to the first floor with matching plain tiles to the pitched roof.
- 2.4 Windows and doors are white PVC framed double glazed units.
- 2.5 The application site is just over 0.1 ha in area with the existing dwelling taking up 193 m2 of this plot. The dwelling sits fairly central to the plot save a ground floor addition to the east which is built up to the boundary.
- 2.6 The site enjoys dual vehicular access on either side of the front boundary with Sea Way and parking for up to 4 cars on the driveway in addition to the integral garage.
- 2.7 Sea Way a private road (cul-de-sac) off Sea Lane and the area is characterised by large detached single and two storey houses on substantial plots.
- 2.8 The plot is in a sustainable position with the village shops and amenities a short walk away. Likewise there are good bus and road links, the nearest main town being Bognor Regis about 3 miles away which has a main line railway station.



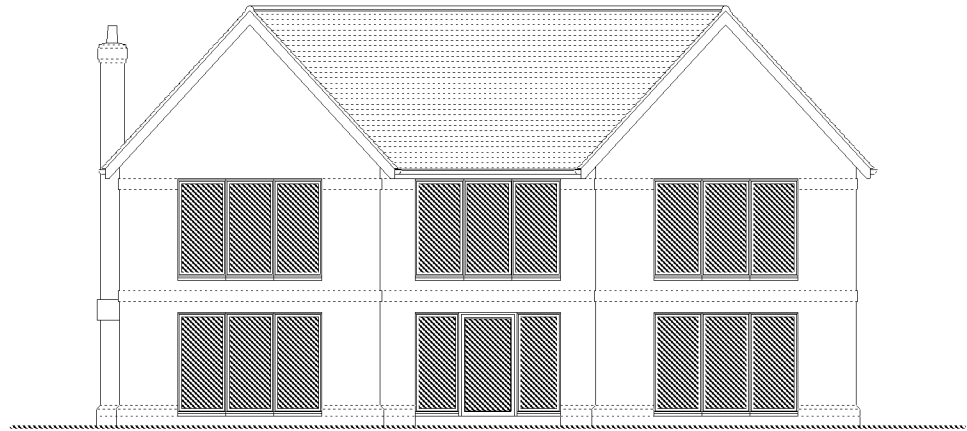
Pic. – View of the rear of the existing dwelling.

3.0 Planning History.

- 3.1 M/5/57 – Alterations – permitted development.
- 3.2 M/5/57/A – Garage and Alterations – approved.
- 3.3 M/41/18/HH – 1st floor extension with rooms within the roof space, rear single storey extension with balcony above – this application was withdrawn following concerns and objections from neighbours.
- 3.4 Further afield in the immediate locality there have been a number of similar applications to replace established properties with more substantial replacements, the most recent being for the plot at 29 Sea Way, a few doors along the road which was recently approved under LPA file reference M/232/16/PL in February 2017.

4.0 Design Proposal.

- 4.1 The proposal is to demolish the existing 5 x bedroom detached dwelling and replace it with a new two storey 4 x bedroom dwelling.
- 4.2 Development in Sea Way comprises a mixture of house types, designs and materials of varied architectural style. Elevational treatments are mostly traditional and include facing brickwork, render, tile hanging, and clay, slate or concrete roof tiles. The existing dwelling on the site is characteristic of the mix of existing development in the area.



Drawing – Proposed Front Elevation



Drawing – Proposed Rear Elevation

- 4.3 Following careful consideration of the site and the character of existing development in the surrounding area, the aim of the intended design is to provide a high quality dwelling that integrates with the existing development along in Sea Way, and which respects the established character of the area. At the same time, the intention is to develop a new dwelling which does not result in any harmful amenity loss to existing surrounding dwellings.
- 4.4 The new dwelling will be set over two storeys, to reflect the scale of surrounding development. The proposed dwelling is positioned so as to reduce the potential for impact on the street scene to an acceptable level and to avoid amenity loss to the adjoining dwellings either side.
- 4.5 The pitched roof is a multi gable ended design with the front elevation characterised by the two main gables either side brought forward of the main façade to offer visual relief.
- 4.6 This design principle is brought to the rear where a central gable is pushed forward allowing for first floor balcony areas either side. These balconies are to have glass balustrading at the statutory 1.1 metre height facing south, raised to 1.7 metres from floor level with obscured glass to the sides to maintain privacy for adjoining dwellings.
- 4.7 The layout of the rooms seeks to make the most of the views across the English Cannel with principal rooms such as the main living areas and master bedroom facing south.
- 4.8 There are no first floor side facing windows save those serving bathrooms and then fitted with obscure glass with no openers below 1.7 metres.

5.0 Use

- 5.1 Residential use for the current owners for a single 4 bedroom family dwelling.
- 5.2 The ground floor will comprise of a large kitchen/breakfast area with a utility off this room, a generous entrance hallway and three further reception rooms.
- 5.3 The first floor will have four double bedrooms, all with en-suite facilities, sited off a central landing area along with a family bathroom also.

6.0 Amount

- 6.1 The floor area of the existing dwelling is 178 m² on the ground floor and 129 m² on the first floor giving a total of **307 m²**.
- 6.2 The new dwelling floor area is 196 m² on the ground floor and 171 m² on the first floor giving a gross floor area of **367 m²**.
- 6.3 The footprint of the dwelling goes from 193 m² to 216 m², this represents an increase of just 23 m², just over 10%.
- 6.4 The height of the highest part of the existing dwelling is calculated at 8,230 mm with the new dwelling ridge height at 8,760 mm, therefore the new dwelling represents an increase of 530 mm higher than existing.
- 6.5 It should be noted that the height of the proposed dwelling compares favourably with that approved at 29 Sea Way which sits a further 760 mm higher than is proposed here.
- 6.6 The proposed dwelling is set 1.00 m from each boundary to the side. The front of the proposed dwelling maintains the same distance from the front boundary at between 11.57 and 14.90 metres as the boundary is at an angle.

7.0 Site Layout

- 7.1 The proposals also include provision for cycle and bin storage to the rear to serve the proposed dwelling.
- 7.2 The internal arrangement of the proposed dwelling is designed to prevent loss of privacy to adjoining occupier and meet the aspirations of modern living.

8.0 Scale

- 8.1 The scale of the proposed dwelling is considered appropriate to the surroundings, with the existing house being 2 storeys, the overall height of the new dwelling is only 530 mm higher than existing which is a mere 6% increase.
- 8.2 The distance to the side boundary at 1.00 metre allows for compliance with recognised separation distances without dominating the adjoining dwellings.

9.0 Landscaping

- 9.1 No substantial changes to landscaping are proposed save to the front garden the existing impermeable tarmac and concrete driveway will be removed and a new permeable covering laid to aid surface water drainage disposal.
- 9.2 The rear garden will be maintained at predominantly laid to lawn save for a small terrace area adjacent to the rear of the dwelling.

- 9.3 Existing landscaping will be retained wherever possible, and this will mitigate visual impact when development is viewed from the front. It is envisaged that should planning permission be granted, further landscaping would be provided on boundaries to further mitigate what is in fact only very limited amenity impact in any event arising from the development proposed. It is expected that landscaping can be dealt with by way of a planning condition, although should the Council wish to discuss this aspect at application stage then the applicant would be happy to do so and endeavour to reach agreement prior to the application being determined.

10.0 Trees

- 10.1 Trees that do relate to this site are minor in numbers and importance. There is a row of Tamarisk trees to the rear western boundary and a Holm Oak at the end of the row. These will be retained, as will the Buddleia and Cherry trees in the front garden.
- 10.2 The small Laurel tree by the south east corner of the existing building will be removed as it is too close to the proposal.
- 10.3 It is also proposed to remove the Sycamore tree which sits across the rear boundary with the greensward as shown on the plans opening up the view to the sea.

11.0 Appearance/Materials

- 11.1 The multi-stock brickwork external walls will have plinth and decorative banding details.
- 11.2 Roof tiles are proposed to be 'Redland Cambrian Slates' to planning approval.
- 11.3 Windows and doors will be grey coloured powder coated aluminium or PVC framed double glazed units.
- 11.4 Boundary treatments will remain as existing with 5 – 7 foot waney-lap timber fencing to each side and timber trellis to the rear boundary.

12.0 Access

- 12.1 The proposed development will utilise the existing access points off Sea Way for the in/out driveway to serve the new dwelling. The proposed dwelling will be served by 4 car spaces on the driveway.
- 12.2 Parking to serve the proposed dwelling is in accord with Council Standards at four spaces.
- 12.3 Access to the site is flat and level and both existing and proposed development allow for easy access for the disabled and able bodied.
- 12.4 As previously stated, the application site is a short walk from Middleton Village, which is served by regular buses. The site is highly accessible by foot and by cycles.
- 12.5 A level or stepped approach, both to accord with requirements under Document M of the Building Regulations, will be provided to the proposed dwelling. The internal arrangement, including circulation space, cloakroom and services, will additionally

be in accordance with Approved Document M. This means that the proposed dwelling will be fully accessible in accord with current standards.

13.0 Sustainability Statement

- 13.1 This sustainability statement has been prepared in support of a full planning application. It will examine how the proposal is efficient in terms of energy and water usage, and how the general level of accessibility is concerned.
- 13.2 The proposal is for 1 x two-storey detached dwelling, sited in a sustainable and established residential location.
- 13.3 The intention is to provide a well-designed, low-maintenance house, which will be insulated to exceed the requirements of Part L of the current Building Regulations.
- 13.4 Standard Assessment Procedures (SAPs) will be completed upon submission of building regulations to produce an indication of the overall energy efficiency of the building.
- 13.5 Domestic heating will be via energy efficient condensing boilers and heating. Low-energy electrical equipment and apparatus will be installed where practical, including low-energy lamps.
- 13.6 The development will incorporate low flow appliances with supply restrictor valves, spray taps and dual flush toilets. This can potentially provide up to 40% saving in water usage when combined with 'A' rated appliances.
- 13.7 Ventilation will be via natural means of opening windows and trickle vents, with mechanical extractors for the kitchen and bathrooms.
- 13.8 The main living areas have been located to take advantage of solar gain, where possible.
- 13.9 Selection of materials throughout the construction process will ensure, where possible, the usage of sustainable materials from managed sources. All timber used within the construction of the dwelling will be FSC certified.
- 13.10 The choice of materials will also reflect future requirements in terms of maintenance redecoration and component replacement.
- 13.11 Any soil excavated during construction will be either reused on site, or disposed of in an environmentally friendly way.
- 13.12 Rainwater run-off will be harvested in water butts for later use in garden watering, with any limited surplus running to soakaways.
- 13.13 Porous surfaces will be used for the driveway and other areas of hardstanding.
- 13.14 Refuse and recycling bin storage and cycle storage will be provided for both dwellings.
- 13.15 Overall, the building will be constructed in a manner which seeks to comply with the most up-to-date standards, and where possible, development will seek to exceed those standards.

14.0 Flood Risk

- 14.1 The site is located within Flood Zone 1 as indicated on the Environment Agency plans and therefore outside the areas at risk of flooding.
- 14.2 Floor levels will be a minimum of 150 mm above ground level which is slightly higher than the existing house.

15.0 Drainage

- 15.1 The use of sustainable drainage measures should be promoted for development, unless there are practical reasons for not doing so. Such reasons may include the local ground conditions, or density of development.
- 15.2 The proposed development at 25 Sea Way lies within an established residential area of mixed house types, designs and materials. Apart from the replacement of the existing dwelling and the associated works, the features of the existing plot will be maintained. There are no presently known ground conditions which prevent the implementation of sustainable drainage measures where possible.
- 15.3 The proposal seeks to improve drainage discharge from surface water run-off by incorporating a more sustainable drainage scheme. The proposal also includes the retention of existing soft landscaping and the introduction of new landscaping.
- 15.4 Foul water drainage – new drain runs will be taken to existing private drains which are then discharged to the public foul water sewerage system located in Sea Way.
- 15.5 Surface water drainage –
 - ✧ Rainwater run-off will be collected in water butts where possible, with surplus running to new soakaways located a suitable distance from new and existing buildings.
 - ✧ Permeable surfacing will be implemented in areas of new hardstanding or hard surfaces, such as the parking and patios.
 - ✧ Existing trees will be retained on-site and additional landscape planting proposed, thereby aiding water absorption and mitigating surface water impact.

16.0 Planning Policy and Conclusions

Policy General

- 16.1 The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans, and the Adopted Bognor Regis Neighbourhood Development Plan. The Emerging Arun Local Plan 2011-2031 is also a material consideration.

Arun District Council's Development Plans:

- 16.2 Paragraph 215 of the NPPF ensures that specific policies in the Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.
- 16.3 Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of planning applications. Following publication of the Local Plan, a formal public consultation, examination and adoption process takes place.
- 16.4 The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Development Plan Policies

The key policies of relevance to this application are as follows:

Arun District Local Plan 2003

- ⌄ GEN2 Built-up Area Boundary
- ⌄ GEN7 Form of New Development
- ⌄ GEN12 Parking in New Development

Emerging Arun Local Plan 2011-2031

- ⌄ SD SP1 Sustainable Development
- ⌄ SD SP2 Built-Up Area Boundary
- ⌄ D DM1 Aspects of Form and Design Quality
- ⌄ D SP1 Design
- ⌄ D DM2 Internal Space Standards
- ⌄ D DM3 External Space Standards
- ⌄ T SP1 Transport and Development
- ⌄ ECC SP1 Adapting to Climate Change
- ⌄ QE SP1 Quality of the Environment

Bognor Regis Neighbourhood Plan

- ⌄ Contains no policies of relevance to the proposed development.

West Sussex County Council's Waste and Minerals Plans

- ⌄ Contains no policies of relevance to the proposed development.

The National Planning Policy Framework and National Planning Practice Guidance also contain policy and guidance of relevance to this proposal.

Policy Considerations

- 16.5 The application site is located within the built-up area, where the principle of development is acceptable, subject to accordance with relevant planning policies. The main criteria against which the application must be assessed are contained within the Arun District Local Plan which in this case is considered to be policies GEN7 and GEN12 of the Arun District Local Plan 2003, and policies D DM1, D DM2, D DM3, QE SP1, ECC SP1 and T SP1 in the Emerging Arun Local Plan 2011-2031. These policies seek to prevent development that would have an adverse impact upon visual and residential, adverse impact on the environment, and to secure satisfactory access and parking provision.

Middleton Area of Special Character

- 16.6 The site sits with the Middleton Area of Special Character and as such the design needs to comply with the guidance as set out in the Design Statement of Arun District Council's policy for the designated Area of Special Character.
- 16.7 The main principles of the guidance are that buildings should be in harmony with the local context and protect and enhance the characteristics that make Middleton on Sea and area which is valued and enjoyed.
- 16.8 Particular attention is to be paid to sympathetic front boundary treatment and the contribution to the streetscene. Frontage distances, ideally 9.0 metres, are to be encouraged to preserve the open character of the area.
- 16.9 Soft landscaping is preferred to the area in front of the property to maintain rural character and existing access points should be maintained.
- 16.10 Materials chosen should also be sympathetic to the local area as should size and window

proportions.

- 17.11 It is contended that the design proposal adheres to all of those design items above identified as being important.

Policy Conclusions

- 16.12 The development proposed is in accord with Council policies and in particular those relating to Area of Special Character, since it meets the criteria and guidelines set out in those policies. The development is located within an area of dwellings where there is mixed design and materials, and it does not give rise to any significant impact on the street scene, nor on the amenity of surrounding occupiers. The design is sympathetic to its location, and separation between developments is generally maintained.
- 16.13 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-
"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise."
- 16.14 The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or materially adverse impact on the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.
- 16.15 The planning application is to provide 1 x replacement two-storey detached dwelling. The proposal is sympathetic to the site, its surroundings, and the locality in general.
- 16.16 The proposed development is sited on previously developed land within the settlement boundary of Middleton on Sea, which is a sustainable location for development.
- 16.17 The site is already occupied by a single residential dwelling and the plot size is ample and sufficient to accommodate the new replacement. Development density will not be dissimilar to other plots on Sea Way.
- 16.18 The proposed dwelling will be built to a high quality and make a positive contribution to Sea Way. Its overall scale, form and appearance will respect the street scene and the character of the surrounding area.
- 16.19 Suitable off street parking is provided in line with existing and the proposal deemed acceptable and has no undue impact on highway safety. There are no on-street parking restrictions in the locality.
- 16.20 The site is within walking distance of local amenities and bus services, and provides unrestricted access for the elderly and disabled.
- 16.21 The proposal is in accordance with all development related policies in the Development Plan and in accord with all other material considerations. It does not give harm to amenity, or the appearance of the area. We hope therefore the Council will feel it appropriate to grant Planning Permission.
- 16.22 There are considered to be no material considerations nor harm to amenity or other matters which would give rise to a justification for a refusal of planning permission.