



**46 SOUTHDEAN DRIVE
MIDDLETON ON SEA
BOGNOR REGIS
WEST SUSSEX PO22 7TB**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR ALTERATION AND ENLARGEMENT OF EXISTING RESIDENTIAL DWELLING
AT SECOND FLOOR LEVEL**

AUGUST 2017

**Sloane & Brown Ltd
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Oving Chichester
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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for alteration and enlargement of an existing detached dwelling at 46 Southdean Drive, Middleton on sea.

SITE HISTORY

The property was first built in 1935 as one of the first properties to be developed in the area. It was later extended and altered in 2005. There is no relevant, recent planning history for the site.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise the removal of an existing roof mounted tank room and the construction of a new second floor to part of the overall footprint. The house follows very strong Art Deco principles, and the proposed second floor would follow these principles to provide a fully coherent and appropriate appearance. The house has been neglected recently, but the applicant (who has recently purchased the property) is keen to carry out a comprehensive programme of refurbishment to improve and enhance the property including the external appearance. The current roof height is lower than the ridge heights of the two adjacent properties (as demonstrated in the photo below), and the new extension would not appear to be dominant or overbearing. The second floor extension would be stepped back from the front and rear elevations and would only cover approximately half the width of the house.



The site viewed from the seafront



The site viewed from Southdean Drive

ASSESSMENT OF PHYSICAL CONTEXT

The wider street scene comprises properties of a variety of different architectural styles and sizes, and there is no particular dominant theme in the area. The proposed second floor extension would be of a suitable scale and would not be of a dominant or overbearing appearance. The proposals would not result in any loss of light or loss of privacy to neighbouring properties.

DESIGN SOLUTION

The proposed alterations and enlargement of the existing building have been suitably designed to provide a fully appropriate appearance. The external appearance would fully respect the strong Art Deco principles of the existing property and would be fully complementary to the original design ethos.

INVOLVEMENT OF LOCAL INTERESTS

Due to the relatively minor nature of the proposals, no formal consultations have been carried out.

SCALE

The overall height of the building would be increased by approximately 1.15m. The current height of the building is lower than the ridge heights of the two adjacent properties, and the proposed height would remain lower than these heights.

The proposed second floor extension will cover approximately half of the main upper roof area.

No roofs at lower levels will be affected by the proposed work.

A small single storey rear extension will also be constructed, but this has not been shown on the submitted drawings as it will be carried out under householder permitted development legislation.

LAYOUT

The general layout and orientation of the existing property would be retained.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was formally published in March 2012 and supersedes all previous PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 59 confirms that in policy making, Local Planning Authorities should ensure that good design codes / policies are not unnecessarily prescriptive and instead concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new developments in relation to the local area.

Further planning policies for the site are contained with the West Sussex Structure Plan 2006-2016 (adopted July 2004), the Arun District Council Local Plan (adopted April 2003) and the emerging publication version of the Local Plan (February 2014). The key relevant policies which are still in place are outlined below:

- GEN7 – The form of new development. The proposal would make efficient use of an existing building, and would demonstrate a positive response to the identified characteristics and resources of the site. The proposal would not have any adverse impact on adjoining occupiers, land, users or property.
- Policy D SP1 – Design. The alterations and extension to the existing building have been very carefully considered in the context of the nature of the building and the wider environment. The proposal would make very efficient use of the land that is available and would be of a fully complementary appearance.
- Policy D DM1 – Aspects of form and design quality. The proposed alterations and extension to the building would be entirely complementary to the existing external appearance, and the visual impact on Southdean Drive would be relatively minimal. The proposals would fully respect the scale and appearance of the existing building and would not result in any overlooking, loss of privacy, or be overbearing.
- Policy D DM4 – Extensions and alterations to existing buildings (residential and non-residential). The proposals are an entirely sympathetic and appropriate proposal to form an extension which would be visually integrated into the existing building and would not result in any overlooking, overshadowing or overbearing effect on neighbouring properties.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, the Arun District Council Local Plan, and the Arun Emerging Local Plan. The house is currently becoming dilapidated and is uninhabited.

The proposed work will provide a permanent residential family unit which would be of a benefit, and would also improve the visual appearance and integration of the house in a style fully appropriate to its history and its setting.

DETAILED DESIGN STATEMENT

Design Principles

An entirely sympathetic design approach has been taken with the proposed alterations and extensions to the existing building.

Appearance

The existing and original external appearance would be broadly as existing, and the new work would fully respect the original design principles.

ACCESS AND PARKING

The existing parking arrangements on the site would be retained, and the existing external access points to the building also retained.

LANDSCAPING STRATEGY

There would not be any new hard or soft landscaping proposed as part of the planning application. However, the applicant is very keen to improve and enhance the appearance of the site through removal of the existing dense undergrowth and the provision of new appropriate planting.

SUMMARY

A sympathetic design approach has been taken with this proposal to provide improved and enhanced residential accommodation to a scale and appearance that is entirely appropriate to the existing property. National planning policy together with development plan policies and supplementary planning guidance have been fully taken into account when preparing and submitting the planning application. This proposal should be acceptable in principle, and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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