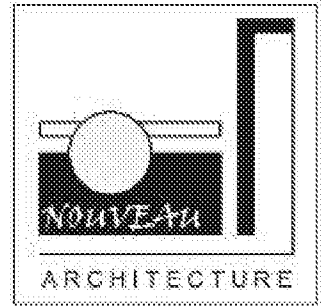
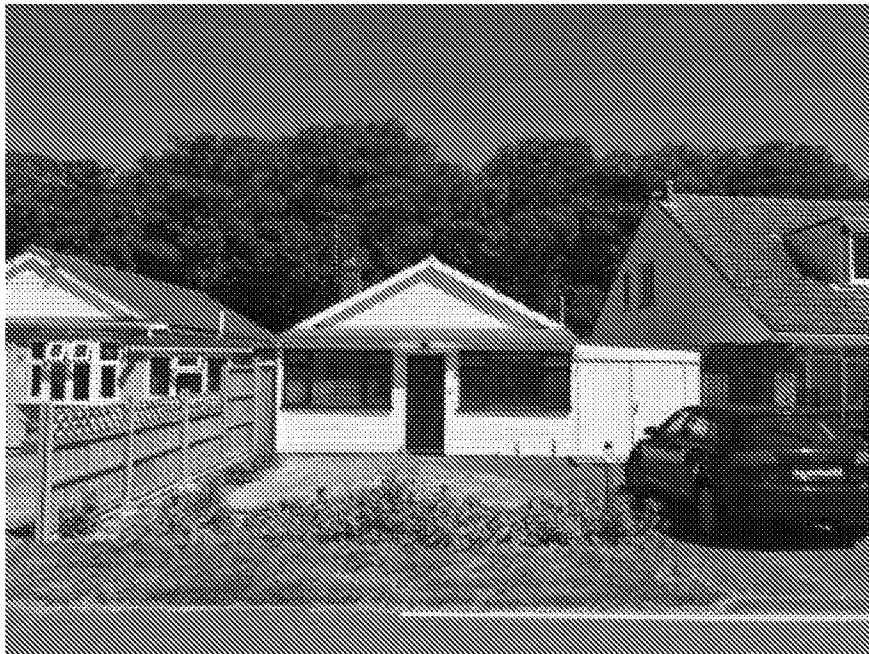




DESIGN AND ACCESS STATEMENT



FOR

A NEW 3 BEDROOM REPLACEMENT DWELLING

72 Ancton Way
Bognor Regis
PO22 6JP

INTRODUCTION

This design and Access Statement has been prepared in support of a full planning application to Arun District Council. The proposals consist of the demolition of an existing single storey property and the erection of a new 3 bedroom two storey detached dwelling. The site address is 72 Ancton Way Bognor Regis PO22 6JP

The application is made on behalf of our clients Mr & Mrs Hudlass-Galley



Location Plan – Proposed site edged in red

The purpose of this document is to support and illustrate the proposed design and should be read in conjunction with the submitted drawings N265/PL01 – PL08.

BACKGROUND INFORMATION

The application site has an area of approximately 288m² and comprises a detached bungalow with integral garage set back from the highway in the coastal village of Elmer in the Arun district of West Sussex. Ancton Way is a residential road consisting of a mix of 1 and 2 storey detached dwellings in a variety of architectural styles.

The site enjoys ample off street parking to the front of the property and a good sized garden to the rear.

PLANNING POLICY

The design has been developed with consideration of policies set out in the Arun District Local Plan most notably policy GEN 7 and the National Planning Policy Framework.

POLICY GEN7 The Form of New Development

Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

Development will be permitted provided it:

- (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;*
- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;*
- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;*
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;*
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;*
- (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;*
- (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;*
- (viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.*

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

The NPPF provides a strong presumption in favour of sustainable development and requires local planning authorities to approve development that accords with local planning policy.

RELEVANT PLANNING HISTORY

Ref: PAA/69/17/

Application site – 72 Ancton Way
Pre-Application Advice

10th April 2017

Ref: M/91/14/CLP

31 Ancton Way Bognor Regis
Application for certificate of lawfulness for proposed conversion of existing loft & 2 No dormer extensions together with rear single storey flat roofed extension.

5th January 2015

Ref: M/5/14/

Single Storey Extension. (Resubmission following M/86/13).
80 Ancton Way Bognor Regis

7th March 2014

Ref: M/7/16/PL

Demolition of existing garage, pool house & part east wing of existing house & erection of 1 No. dwelling & garage.
46 Sea Lane Middleton-on-Sea PO22 7RX

Approved 16th June 2016

THE PROPOSAL

Following the submission of the application for Pre-Application advice ref: PAA/69/17/ and subsequent comments received from Mr D Easton in a letter dated the 10th April 2017 the design has been amended to address the concerns raised.

The main concerns related to the increased storey height with terraced area and room on the roof creating the impression of a 3 storey dwelling. Concerns were also raised regarding the impact on the neighbouring properties no's 70 & 72 Ancton Way in terms of the 45 degree rule impacting on their daylight and outlook.

The revised proposals take on board the planning officer's comments and as such the revised design has been amended to omit the roof terrace and the room of the roof.

The length of the building has also been reduced from 16.5m to 16.1m to comply with the 45 degree rule as can be seen on drawing N265/PL02

The proposed dwelling has been designed in an 'Art Deco' style with accommodation over two floors. Externally the walls will be white painted render with dark grey powder coated aluminium windows and doors. The narrow profile windows and glazing bars will accentuate the horizontal, which is typical of this style of architecture.

Raised render bands have been introduced on two levels in keeping with the style which help to break up the mass of the building. Similarly the incorporation of the first floor balcony and recessing the garage from the front façade create both depth and interest.

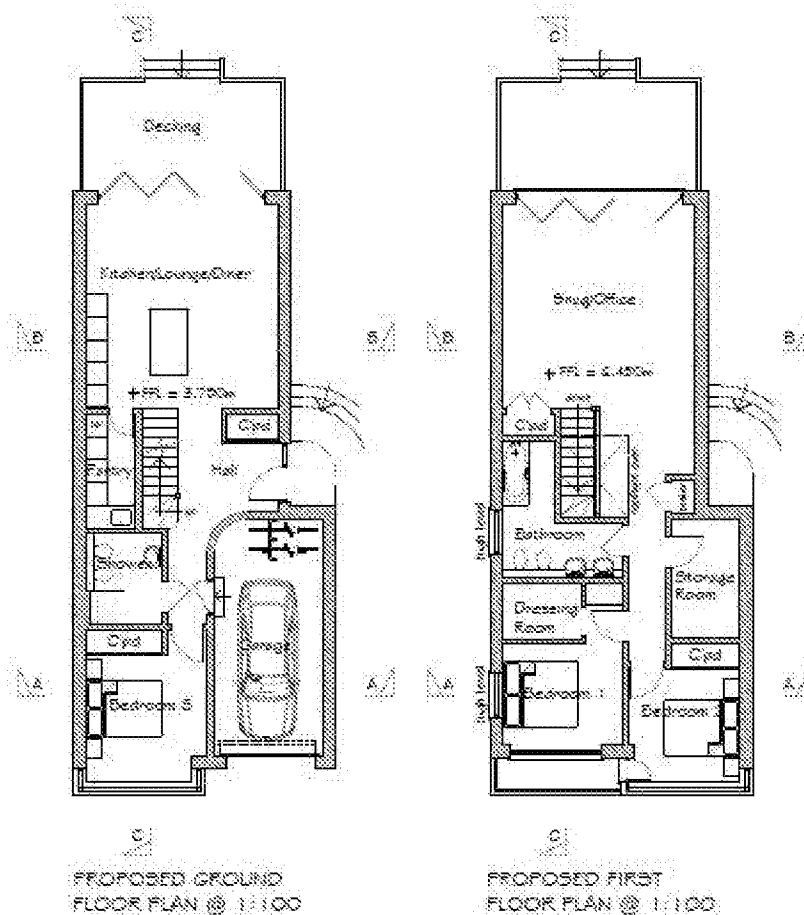
The roof will be characteristically flat concealed behind a parapet wall finished in a single ply membrane. To the centre of the roof it is proposed to incorporate a rooflight, which will provide natural light and ventilation to the central core of the building via the stairwell.

The flat roof and southerly aspect allows for the possible future installations of photovoltaic cells and solar hot water which would be concealed behind the parapet wall thereby not detracting from the overall aesthetic when viewed from the highway. The need for renewable technology will be determined by the Standard Assessment Procedure (SAP calculation) on submission of the building regulations application in assessing the overall energy efficiency of the building. Our clients are keen to embrace new technologies where possible with increased thermal values for the main construction to reduce the overall impact the property has on the environment.

A small balcony is proposed to the master bedroom at the front of the building but it is not considered this will impact on the privacy of number 70 Ancton Way.

The internal accommodation comprises 2 bedrooms and a bathroom at first floor level with a large open plan multi-purpose space with sliding folding doors overlooking the rear garden.

At ground floor level the arrangement is designed to meet the requirements of a 'Home for Life' with a good sized bedroom and level access shower room. To the rear there is a large open plan kitchen/lounge/dining area which will be the main hub of the house in keeping with the way most people tend to use their homes. Sliding folding doors will lead out to the good sized rear garden where there is ample room for a garden shed if required. An integral garage will provide parking for one car and bike storage.



Proposed Floor Plans

RATIONALE FOR THE DEVELOPMENT

- 1) The site is within the settlement area where there is a presumption in favour of sustainable development in accordance with the principles of the NPPF.
- 2) The site makes efficient use of land and would help deliver much needed housing, helping to relieve pressure for the release of green field sites.
- 3) Respond positively and integrates with its local surroundings, character and the variety of architectural vernacular found locally.
- 4) Use of thermally efficient sustainable construction methods to meet modern thermal efficiency requirements as set out in Approved Document L1a of the building regulations 2010 (conservation of fuel and power in new dwellings)
- 5) The scheme has been designed to minimise its impact on adjoining properties in terms of overlooking by introducing high level windows above 1.7m to the west elevation, which restrict the field of vision, ensuring that an acceptable level of privacy is maintained.
- 6) Secure by design - New windows and door specifications will meet the requirements of PAS24:2012 in terms of security as defined in Approved Document Q of the building regulations 2010 (security – Dwellings)

- 7) The site allows for adequate internal and external amenity space in accordance with the Emerging Local Plan Policies.

FLOOD RISK ASSESSMENT

The proposed site is located within Flood Zone 3 as defined by the Environmental Agency Flood Map and is therefore considered at a high risk of flooding from the sea or rivers. In accordance with National Planning Policy Framework (NPPF) a Flood Risk Assessment (FRA) must be carried out and submitted with a planning application. Our Clients have therefore commissioned a FRA by GTA Civils Consulting Engineers Ltd which accompanies this formal submission.

Mitigation measures – As outlined in the report include;

- 1) Ground floor level to be set at 0.6m above the existing external level of 3.19m AOD - FFL = 3.79m AOD
- 2) 0.7m high demountable flood barriers to be incorporated at each doorway.
- 3) Non-return valves will be installed on both the foul and surface water drainage systems to prevent flood water flowing into the building.
- 4) Damp Proof Membrane to be a minimum 1200 gauge with 300mm minimum overlaps taped with mastic tape with a minimum 50mm overlap. DPM to be lapped with DPC in the walls
- 5) All service entries into the building to be sealed with expanded foam.
- 6) All new electrical power sockets to be a minimum of 600mm from finished floor level. The electrical ring main to be positioned at high level with drops down to the sockets.

Surface water drainage will connect to the existing system routed to the sea.

Foul water drainage will connect to the existing system with non-return valves as mentioned previously.

The hard standing to the front of the property will be finished in permeable block paving as detailed on the drawings.

ACCESS

The design of the building incorporates a ramp to a level platform at the main entrance door with a level threshold to gain access to the ground floor in accordance with part M of the Building Regulations 2010.

The layout incorporates an integral garage with additional off road parking for 2 cars at the front of the building with turning space to allow cars to leave in a forward gear.

CONCLUSION

At the heart of the NPPF is a presumption in favour of sustainable development. Sustainable development is not specifically defined for planning but it is about change for the better, through improving the environment, making places better for people to live through good design, enhancement of biodiversity and landscapes to create distinctive character.

The site is in a sustainable location and makes efficient use of the land. It also provides the opportunity to enhance the built environment contributing to the local distinctiveness of Elmer village and a sense of place.

It is therefore considered the proposal is compliant with the development plan to which the presumption in favour of development should be applied. We therefore hope the officers can support this application.

PHOTOGRAPHS



Photograph 01 showing the existing front elevation



Photograph 02 showing the existing rear elevation



Photograph 03 showing development in the vicinity



Photograph 04 showing similar development in the vicinity



Photograph 05 showing a similar boundary wall in the vicinity



Photograph 06 showing development in the vicinity



Photograph 07 showing a similar height boundary wall in the vicinity