



Unit 1 Gosling Croft
Business Park
Long Furlong
Clapham
Worthing



Date: 20th July 2018

DESIGN STATEMENT

Site Address: Land to the side of No. 14 Baldwin Close
Felpham

Proposed Works: Proposed 2-bedroom end of terrace 2-storey house

Client: Mr Kevin Atterbury

Introduction

This statement accompanies a full planning application for an end of terrace 2 bedroom dwelling, to be constructed at the side of No.14 Baldwin Close.

Existing

- Baldwin Close was built in the early 1980's and is a broad mixture of development which includes small affordable 1/2 bedroom houses, studio flats and 1 and 2 bedroom flats. The dwellings comprise mainly of semi-detached and terraced properties of various designs, but with typical consistency of scale and form. The character is a dense form of development with associated parking areas to the front of the dwellings.
- The applicant owns No.14 which includes a 3.9m wide strip of land to the South. This is partly a gravel area with no use and a tarmac area used for parking.
- No.14 is a small 2-storey 2 bedroom dwelling built on a large plot of land. The plot of land (gardens, parking and dwelling) is 230m². The ground

floor area of the dwelling is 32m², therefore the existing external areas equate to 198m². This is extremely large for this area.

- The total floor area of No.14 is 55m² arranged over 2 floors. This includes a double and single bedroom for 3 people.
- No. 14 is attached a block of 4 small studio flats (15-18) and is stepped back on the front elevation.
- A block of 3 houses is located to the south of the property (10-12). The fronts of Nos. 10 and 11 face north towards No. 14 Baldwin Close and are separated by the front gardens, a driveway and the 3.9m piece of land to the side of No.14.
- The typical materials in the road are facing brickwork, brick cills, Redland Regent concrete roof tiles and UPVC windows / doors.
- Planning permission (M/37/10) for a block of 2 flats was refused in August 2010 at the rear of 19 Baldwin Close but was allowed at appeal in April 2011 (APP/C3810/A/10/2140928).
- The bird's eye view below shows the plot of land marked with a red dot.



Bird eyes view of the site.

Proposed

- The proposal is a 2-storey 2-bedroom dwelling to match No. 14 Baldwin Close.
- All materials are to match the existing and will include facing brickwork, brick cills, Redland Regent roof tiles, and UPVC windows / doors.
- The proposed dwelling will utilise the 3.9m gap to the side of the dwelling.
- As with the existing design of No.14, the proposed dwelling will be stepped back from the front elevation. The pitched roof at the rear will line up with the larger block of neighbouring studio flats. Due to the step back it will be necessary to propose a small dormer roof at the rear to raise the window height in the rear bedroom. This is to lessen any impact of the neighbouring properties.
- The proposal will include 1No. car parking space. It is also proposed to convert the front garden of No. 14 to a drive and therefore both dwellings will have 1No. parking space (2 in total as shown). Nos. 10-12 have an existing right of way over the corner of the existing driveway as shown on the site plan. This will be retained in tarmac and the new parking space will be constructed in a different finish. All new driveways will drain to a soakaway on site.
- No fencing will be used at the front of the dwelling to retain the open garden feel. The demarcation of the plot and the existing driveway will be retained using concrete footpath edging.
- A new 1.8m fence will separate the 2 gardens at the rear. No. 14 will retain a rear garden area of 51m². The dwelling will have a rear garden of 66m². Both gardens will include a large garden shed.
- We acknowledge that the floor area is small compared to current floor space standards, however this is typical of the area and this type of property is essential in terms of affordability.

- As part of this proposal the applicant wishes to extend the rear of No.14 in line with the proposed new dwelling. We understand that this proposal could be undertaken as Permitted Development but the applicant would like this to be included on the proposed plan to indicate that the new dwelling will not impact the existing dwelling.

Context

The site could be deemed as brownfield and will be sited within an established built up area.

Given the land supply position, the principle issues are whether the proposed development is sustainable, in terms of its location and its impact on the character within the area. There would clearly be an economic benefit to creating an additional house, both in its construction and its contribution towards the maintenance of local facilities.

In regard to character of the area there is a mixture of semi-detached and terraced properties within the road. Within this developed context, the erection of a small end of terraced dwelling stepped back from the main elevation would not have any adverse implications for the appearance or the character of the area.

The proposed house would sit comfortably within the area to the side of No.14 and will make good use of the land available. The proposed house has been designed to ensure that there will be no adverse impacts on the amenities of any neighbouring properties through overlooking and separation distances would ensure no loss of light or overbearing effects. It is also noted the dwelling will be north of Nos. 10-12 so will not have any negative issues relating to overshadowing and the reduction of sunlight.

Baldwin Close is sustainably located in relation to bus routes, playing fields, local schools and a health centre. The proposal is to include a bike store within the rear garden in order to encourage cycling.

Scale:

- The existing semi-detached block is made up of a 1 x 2-bed dwelling (14) and 4 x studio flats arranged on 2 floors (15-18). The main block viewed for the street is the 4 studio flats and number 14 is subordinate to this elevation. This includes a step back from the main elevation including a lower ridge height.
- The proposal is to retain this theme and further step back the main elevation. The ridge height will again be stepped down to lessen the impact. If the proposal was for a 2-storey side extension this would be the typical advice from the planning authority to ensure good design.
- We believe the scale of the new dwelling will match the existing dwellings in the estate and will not be out of character.

Landscaping:

- The current rear garden to No.14 is established and mainly laid to lawn. It is proposed to divide the 2 gardens as shown on the site plan. The proposals will include a 1.8m high close boarded timber fence between the new and existing dwelling.
- Sympathetic low level landscaping will be included to screen to the other boundaries.

Planning History

M/37/10 – Outline application for 2-storey building housing 2No. flats – refused.
APP/C3810/A/10/2140928 – Appeal allowed

We would like to draw your attention to a planning application that was allowed at appeal in March 2011 for a block of 2 flats positioned in the rear of 19 Baldwin Close.

We acknowledge that every application is individual and these are not entirely the same proposals but it is interesting to note some of the comments made by the Planning Inspector, Mr John Head.

The application was refused by Arun DC as it was considered that the *“site was unsuitable to accommodate two flats and private amenity space satisfactorily, without damaging the character of this established area by virtue of its restricted size. The proposal would therefore result in an unduly cramped form of development which would be detrimental to the character and amenities of the surrounding area”*.

At the appeal the Planning Inspector overturned this decision and suggested that the main issue related to the impact of the proposed development on the character and appearance of the surrounding residential area. The following comments have been taken from the appeal decision that we believe relate to the proposed dwelling to the side of No.14 Baldwin Close:-

- Land should be used efficiently, provided that this does not compromise the quality of the local environment. Based on this reasoning of the Inspector we are confident that the proposals will not harm the adjoining neighbours by way of overlooking, loss of light or overbearing impact.
- The site is within the built-up area boundary where Local Plan Policy indicates that development is acceptable in principle. It is on an established residential estate, in a reasonably sustainable location with respect to public transport and local services. The proposal would make efficient use of the site without any adverse impacts on adjoining occupiers, and subject to satisfactory details of scale and appearance

would cause no harm to the quality of the environment. We believe that we have retained the character by stepping back the front elevation and lowering the ridge height. All materials and details are to match the existing dwelling and therefore we would consider that the proposals would not have a detrimental impact on the street.

Conclusion:

- The site is sustainably located in regard to proximity to public transport and other local facilities via non-car modes of transport. A safe and secure shed will allow for cycle storage in the garden.
- The proposal will match the existing space requirements for a 2 bedroom dwelling in this area (this includes No.14).
- The proposal will make efficient use of land and could be considered as a windfall site for the Local Authority.
- Due to the type and size of the property it can be considered as affordable.
- The proposals will have no adverse impact on the character and appearance of the area. We believe the proposed dwelling will enhance this area and fit comfortably within the site.
- We believe the design of the development will respond sympathetically to the site and its local context and will be well-integrated in terms of access and functionality with the surrounding area. The proposal will be subordinate from the main elevation by way of stepped elevation and lower ridge height.
- Car parking will be provided for both the new and existing dwellings.
- Based on the reasons mentioned above we feel that the application should be supported and that the dwelling will provide an important addition to the housing requirement within the Arun District.

Photos:

