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0713

Mulcahy House, Poling

Design Report

1 Introduction

- a. This report relates to the planning application to Arun District Council for the division of existing plot and erection of one three bedroom dwelling to the north side of Priory Cottage, Poling Street, Poling, West Sussex.
- b. Reference should be made to the submission drawings:
0713 AL(0)01 Location Plan
0713 AL(0)02 Proposed Site Plan
0713 AL(0)03 Existing Site Plan

2 Site Description

- a. The site under consideration is 2244 square metres of the garden at the north side of Priory Cottage, Poling Street, Poling, West Sussex.
- b. Vehicular access to the site is directly from Poling Street, on the west side of the site.
- c. Pedestrian access is also directly from Poling Street, on the west side of the site. (see figure 1)



(Fig 1.)

- d. To the north of the site is single dwelling called 'Fairplace' which is set back from Poling Street.
- e. Poling Street is a quiet single lane road (fig.2)



(fig 2.)

3 Planning Considerations

- a. The proposed three bedroom dwelling is set back further from the road than neighbouring 'Fairplace' to the north. Fairplace is considerably further back than Priory Cottage which it's self is situated one metre from the road.
- b. The building will be low rise with the first floor being contained partially within the roof space. This will have the effect of reducing its impact on the surrounding area and maintain the scale of the adjacent dwellings.
- c. Materials would be chosen to echo the rural location of the site and the dwellings along the street.
- d. A double garage is provided to allow vehicles to turn and exit the drive in a forward gear onto the road.
- e. The dwelling is conceived to be an environmentally conscious design, its orientation and fenestration encompassing passive solar efficient design, and incorporating solar panels on the south facing pitch roof, high levels of insulation and rainwater catchments.