P/117/09

2098

Outline planning permission with all matters reserved for demolition of sub-standard 3 bed bungalow for erection of two-2 bedroom bungalows with associated access driveways.Springfield Nyewood Lane,Pagham,West Sussex.
DESIGN AND ACCESS STATEMENT

"Spring field"is a sub standard two Bedroom Bungalow with an unmade grassed access on the Eastern boundary terminating in a dilapidated timber garage generally in a poor condition situated on a plot measuring 13.2 metres wide by 30.2 metres long.The boundaries are marked by close boarded fences with overgrown privet hedges.It is proposed to demolish the existing bungalow and garage to make way for two -2 bedroom identical Bungalows with 2.4 wide driveways to the West and Eastern boundaries alongside the new Bungalows.It is also proposed that the privet hedges will be cut back for new 1.8 high boarded fences to be erected along the line of the established boundaries.The new western Driveway to be enlarged at its mouth by 3.8 metres by 8 metres long to form a platform for a required fire fighting appliance.

The proposed new bungalows will measure 8.4 x8.4 metres and with rendered walls 2.0 metres high ,off a150 mm brick dado, with a 25 degree pitched tiled roof over.The Western and Eastern elevations will contain no windows to ensure that no overlooking will occur to adjoining properties.

Both proposed bungalows are aligned with other properties to the west and east to provide a continuous visual development.

A garden area 8 metres x 5 metres will serve Bungalow 1, with a small front garden measuring 5 metres x 7 metres alongside the aforementioned fire appliance apron.

A garden area measuring 13 metres x4metres will serve Bungalow 2 back garden with a front garden measuring 11metresx 6metres.

Parking areas are provided for both bungalows for two cars.

Light Sensor Lighting will be installed along boundary fencing to all driveways.

The site is situated opposite Pagham Cricket ground and is central to the Village.It has the benefit of being on the bus route to Bognor Regis and Chichester and is in walking distance of a local Tesco Store,Post Office,3 Local Pubs,a large Village Hall,and several normal services.

In assessing the likelihood of this scheme being successful we have calculated the following – Demolish 1 existing Bungalow (92.95)and garage (27,26)=120.21sq.m.
Erect 2 new Bungalows (137.78) – which it follows, that the proposed additional new build will be approx 4 percent over that which exists, which is contended as being within Government guidelines for development as a brown fieldsite and also following the recent Planning Approval of development of "March Close"Rose Green Road,Nyetimber,which has now been completed.

ARUN DISTRICT COUNCIL P/117/09/