

PLANNING DESIGN AND ACCESS STATEMENT DETACHED BUNGALOW AT REAR OF 6, HOOK LANE, PAGHAM, BOGNOR REGIS.

Introduction:-

The application is submitted as a Planning, Design and Access Statement on behalf of Mr. P. Unsworth and proposes the erection of a Detached Bungalow in the rear garden of 6, Hook Lane with direct access off Hook Lane..

The site lies to the south of Hook Lane at its western end and on the northern outskirts of Pagham Village and is on a principle bus route providing direct access to Chichester and Bognor Regis.

In general terms there are two parades of shops, a church and four Public Houses all within walking distance. Both Primary and Secondary Schools are available in the area.

This statement assesses the criteria of its design in being acceptable and not result in adverse impact principally on the adjoining rear gardens of properties 1, 2, 3, 4 and 5, Downlands Close to the west and 8, Hook Lane plus 29, 31, and 33a Lion Road to the east.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan. The site is within the defined built-up and settlement areas and is confirmed on the maps provided with the Arun District Plan.

The proposal has been enlarged from a previously approved Planning application dealt with under P/86/16/PL re-positioning the attached garage and adding a dining area and utility room.

The Proposal:-

It is proposed to construct a single bungalow to the rear of 6, Hook Lane both with direct vehicular access on to Hook Lane which has a 30 m.p.h. speed restriction.

Both the existing property 6, Hook Lane and the new bungalow have been provided with the minimum 10.00 metre deep rear gardens and all room sizes are to the latest criteria.

The property has been sited to provide adequate building and protection distances to an existing Ash tree located close to the western boundary with the rear garden of 4, Downlands Close.

An attached garage has been provided on the western elevation.

Flood Risk Assessment:-

The property does not fall within the flood plain indicated on the Environment Flood Map.

Biodiversity:-

A 'walkover' Biodiversity Investigation has provided with no evidence of species listed on the Council's Biodiversity Checklist.

Amount:-

Lounge	6250 x 6000mm	=	37.50 sq. metres.
Kitchen	6100 x 3450mm	=	21.05 sq. metres.
Utility	2800 x 1600mm	=	4.48 sq. metres.
Dining	3050 x 3000mm	=	9.15 sq. metres.
Bedroom 1	4300 x 3900mm	=	16.77 sq. metres.
Bedroom 2	4000 x 3950mm	=	15.80 sq. metres.
Bedroom 3	4000 x 2400mm	=	9.60 sq. metres.

Total floor area [excluding Garage] = 149.10 sq. metres.

Layout:-

The property has been sited min. 1.00 metres from its eastern boundary.

An area has been set aside to the rear of the attached garage to provide storage of both general refuse and re-cycling bin and are detailed on the block plan 1:500 on sheet 1 of 3.

A secure Cycle storage has been provided for two bicycles within the attached garage.

Scale:-

The eaves level to the property will be 2400mm from ground level with the ridge height of 6500mm above ground level.

Landscaping:-

The rear gardens are to be retained as lawn with new patio area outside the Lounge folding doors.

All existing flower borders will be retained where possible.

A new 1800mm high boundary fence will be erected between the new bungalow and the new garden of 6, Hook Lane.

Appearance:-

The front northern elevation is to be constructed in knapped flintwork with facing brick quoins to corners and frames.

All other elevations will be constructed in facing brickwork under a 30 degree pitched roof with a fully hipped roof over the front bedroom projection and main gable ends.

A feature folding doors with gable glazing to a proposed lounge vaulted ceiling has been provided in the south facing elevation.

Windows and doors are to be in white upvc with fascias, soffits and bargeboards also in white upvc.

Access:-

The existing vehicular access is to be utilised for the existing property and the new bungalow retaining the required sight lines with the reimbursement of any damaged standard dropped kerbstones and asphalt crossover with the provision of a drainage channel at the abutment of pavement to ensure that rainwater runoff from the driveway does not cause spillage on to the carriageway.

Vehicular sight lines on to Pagham Road to be to West Sussex Highways standards with maximum 900mm high boundary walls.

A provision of three parking spaces and an attached garage has been made with vehicular turning facilities all to be laid in porous brick paviors.

Conclusion:-

The bungalow has been designed to fit into the rear garden with no overshadowing of adjacent gardens or overlooking and with room sizes to the latest criteria.

Climate Change Statement:-

Water Efficiency:-

The new mains water connections will include water meters as a statutory requirement by Portsmouth Water.

The bathrooms will be fitted with low dual flush toilets and flow regulated spray taps to all basins with flow regulated showerheads to all showers.

Water efficient dishwashers and washing machines are to be installed within the kitchens.

The dwelling's rainwater will be run off to soakaways filled with plastic cages and maximise drainage surface areas.

Sustainable Construction:-

It is intended through the advice of the company 'Therm Energy' to provide the standard walls, floors and roof insulation for Building Regulation requirements in providing a SAP Rating and Environment Impact Rating of the dwelling all in accordance with Approved Document L1B (2010).

All new window and doors will be fitted with argon gas filled double glazed with 'Kappafloat' reflective glass.

The dwelling will be heated by a gas fired combination condensing boiler providing heating and domestic hot water which reduces CO2 emissions and enhances the Code for Sustainable Homes rating. All radiators will be fitted with thermostatic valves.

Low energy bulbs and light fittings will be used throughout and an Air Tightness Test will be carried out as part of L1B 2010.

Bricks and tiles will be locally sourced with all timber carrying a FSC16 certificate.

General:-

The areas of lawn are to be retained to retain water with porous brick paviors provided to the drive and patio areas kept to a minimum.

A separate storage recycling area is to be provided to each property.