



DESIGN AND ACCESS STATEMENT

Mulberry View, 31 West Front Road, Pagham, West Sussex, PO21 4SZ

Proposed construction of a detached single garage

These notes are to be read in conjunction with the following drawings:

Dwg no	Scale	Title	Revision
001	1:1250@A3	Site Location Plan	/
002	1:500@A3	Existing Block Plan	/
102	1:500@A3	Proposed Block Plan	A
110	1:50@A3	Proposed Ground Floor and Roof Plan	A
120	1:50@A3	Proposed Garage Elevations	A
121	VAR@A3	Proposed Street Scene Elevations	A
122	1:100@A3	Proposed Street Scene Elevations	A

This application is to be considered in the context of the recent planning history of the above address, and in particular the following planning applications:

P/09/85 - Erection of a garage (Approve Cond 1985)

P/30/01 - Demolition of existing garage and erection of a double garage (Approve Cond 2001)

P/13/08 - To demolish existing garage and erect new garage on opposite side (Refused 2008)

P/142/08 - Detached garage and front boundary piers and gates (resubmission following application P/13/08) (Appealed 2009)

P/121/20 - Detached single garage (Approve Cond 2021)

Introduction

The statement supports a householder planning application and non-material amendment to the development at Mulberry View, 31 West Front Road, Pagham, West Sussex PO21 4SZ for the construction of a detached single garage to the front of the property. (P/121/20)

This proposal has been considered in light of the recently approved application for a detached single garage at the property. The revised scheme has been materially altered to negate interferences with an existing private drain on the site. It is considered that the footings and flank walls of the consented scheme would interfere and require a complicated, engineered solution. In proposing a single brick skin construction, we are eliminating the need to provide additional structural support to the flank walls and distancing the foundations from the manhole.

Site Context

West Front Road hosts a variety of detached dwellings predominantly single storey and of varying style and design, many of which have been extended. All dwellings front on to the road and are set back providing off street parking with many of those including garages providing secure storage space. The application site is bounded to the south by the beach, and to residential properties to the east and west by a 1.8m closed board fence. The front boundary facing north is open and offers a large area of hardstanding which separates the property from West Front Road.

Scale and Use

The scale of the proposal is commensurate with the size and proportions of the existing building and space allocated within the boundary of the site. The proposed garage is relatively minor scale when compared to that of the existing outbuildings in the surrounding area and has been carefully considered by the scale of neighbouring developments. The proposal will provide secure storage space whilst maintaining the visual amenity of the site and its immediate setting.

Amount and Layout

The site has a total area of approximately 448m². The height, width and length of the building at 3.3m, 4m and 7m respectively is in keeping with its setting and the typical eaves height of 2.25m is intended to be subservient to the main dwelling. The proposed garage is a simple rectangular building under a pitched roof with grey tiles with a total floor space of 24m².

Landscaping

The proposal does not impact any existing trees of planting.

Appearance

The appearance of the garage is a simple contemporary style reflecting the existing dwelling. The proposed garage reflects the design of the existing property with matching brickwork and uPVC windows. The roof pitch at 22.5 degrees, surfaced in a grey rolled tile is proposed to match that of the existing dwelling. The materials have been carefully considered to complement and enhance the property, offering continuity and reflecting the appearance of the dwelling. The application takes precedence from a single detached garage in close proximity to the application site (Figure i) and it is proposed that the building will be of a similar quality matching the external appearance and finishing of this construction.

Access

The proposed development will not have any impact or access issue to or from the existing property. The proposal is confined to a domestic dwelling and therefore no provision has been made for disabled or public access. Pedestrian access to the property will remain off West Front Road.

BNewton Architecture

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Figure i. Detached single garage at 47 West Front Road



North elevation (front), showing location of proposed garage