

Design and Access Statement

11 Abbotsbury Pagham West Sussex PO21 4RX

Proposed New Residential Bungalow

Introduction

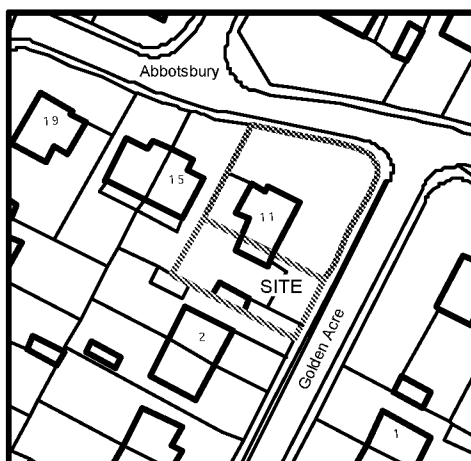
The proposed development is for the construction of a semi detached 2 bedroom, bungalow adjacent to No 11 Abbotsbury, Pagham. The existing bungalow occupies a large site running to 700 sq m and has a large potential development plot on the south western side, currently occupied by a single storey extension, garden and detached garage.

Assessment of Physical Context

The site (photo below) is located on the corner of Abbotsbury and Golden Acre, with a large front garden area to both roads. A double drive leads to a single detached garage on the boundary. There are no trees on the site. A public foul sewer crosses the site along the rear boundary. The site is in Flood Zone 1.



Street Scene



Location Plan

Planning History

There is no planning history attached to this site.

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Evaluation

The site provides a suitable opportunity for the construction of a new dwelling.

Design Principles

The main design principles are:

- i) To be in context and respect the existing residential area character.
- ii) To make efficient use of the available land.
- iii) To minimise any impact on the adjoining properties.
- iv) To create a positive visual enhancement to the locality
- v) Architectural detailing and materials to be of a well considered approach.
- vi) To comply with part M of the building regulations.

Amount

The proposal is for a 2 bedroom, 4 person bungalow with a gross internal floor area of 71 sq m. Internally and externally the development complies with Arun Districts Council's space standards as set out in clause 14.2 of the Draft Local Plan. Externally 2 car parking spaces, 2 covered cycle spaces, garden storage and 3 x 240 litre wheelie bins will be provided.

Site Layout

The proposed site layout is similar to the existing, with vehicular access from the existing crossover. The proposal will not give rise to any overlooking. A separate application will be made for new off street parking for No 11 Abbotsbury, should this application be successful.

Scale

The design of the proposed building in terms of mass, volume and height is in keeping with the existing properties in Abbotsbury and Golden Acre.

Appearance

Brick elevations to match the existing property, under a flat roof with concrete pantiles.

Materials

Brick elevations, with rendered panels
Concrete pantiles to roof
UPVC windows
Upvc soffits & fascias
Eternit Cedral cladding to porch gable

Access Statement

The development has been designed in accordance with the Disability Discrimination Act 1995, BS 8300 and Part M of the building Regulations 2004.

- i) **Vehicular & Transport Links** 2 parking spaces are provided
2 cycle spaces are provided
- ii) **Inclusive Access** The bungalow will comply with Part M of the building regulations:-

Bin Storage

Provision for up to 3 x 240 litre bins for residual waste, recycling and garden waste will be provided

Drainage

- i) **Foul Drainage**
Foul drainage will be into the existing public foul drain
- ii) **Surface Water Drainage**
Surface water will be into soakaways

Conclusion

The development meets the design principles set out above.
The development is in line with the relevant planning policies.
The development responds to and will enhance the visual amenity of the surrounding area.
The development will not compromise the adjoining properties.
The development will be of a high architectural design.
The development will comply with the DDA and Part M of the Building Regulations.