

Design and Access Statement
Proposed house
62 Worthing Road
Rustington West Sussex

ARUN DISTRICT COUNCIL				
No.	R	106	07	
RECEIVED	12/4/07			

General

This application is a resubmission of a proposal to construct an end-of-terrace dwellinghouse at this site following Arun District Council's refusal of such an application last year under reference R/181/06/.

The reasons for refusal related to inadequate car parking provision to serve the existing and proposed dwellings and the lack of an illustrated written analysis of the site and its surroundings.

This current proposal seeks to address these concerns. It is noteworthy that the Council raised no objection in principal to the proposal to provide an end of terrace dwelling nor was a design objection raised. The proposal therefore in respect of the design, siting and layout of the dwellinghouse is unchanged from the previous application.

Amount of development

Having regard to the characteristics of the property and the pattern of the surrounding development, it is considered that the proposal is a modest form of development that will make the best use of land within the established built up area and will not cause harm to the present environment. It therefore accords with Government guidance contained in Planning Policy Statement 3: Housing.

Layout

The proposed dwelling would be similar in form and layout to the adjacent terrace of houses. It follows its front and rear building lines and retains ample space about buildings to the front, rear and side and to the adjoining public roads. The rear part is laid out to provide adequate parking without impinging unduly on the garden area. A large garden store would be removed. There would be ample garden space to serve the existing and proposed dwellings.

Scale

The scale of the new building would match that of the adjoining terrace.

The following photograph shows the site in its context in Worthing Road (south elevation of terrace):



.....
site

Landscaping

The site is well planted. Existing trees and shrubs would be retained (see submitted plans). No further planting is considered to be necessary.

Appearance

The proposed dwelling is of traditional built design and will match the height, shape and appearance of the adjacent terrace. An existing flat roofed side extension (which at present does nothing to enhance the appearance of the street scene) would form part of the new end of terrace dwelling and the balanced appearance of the terrace will be maintained.

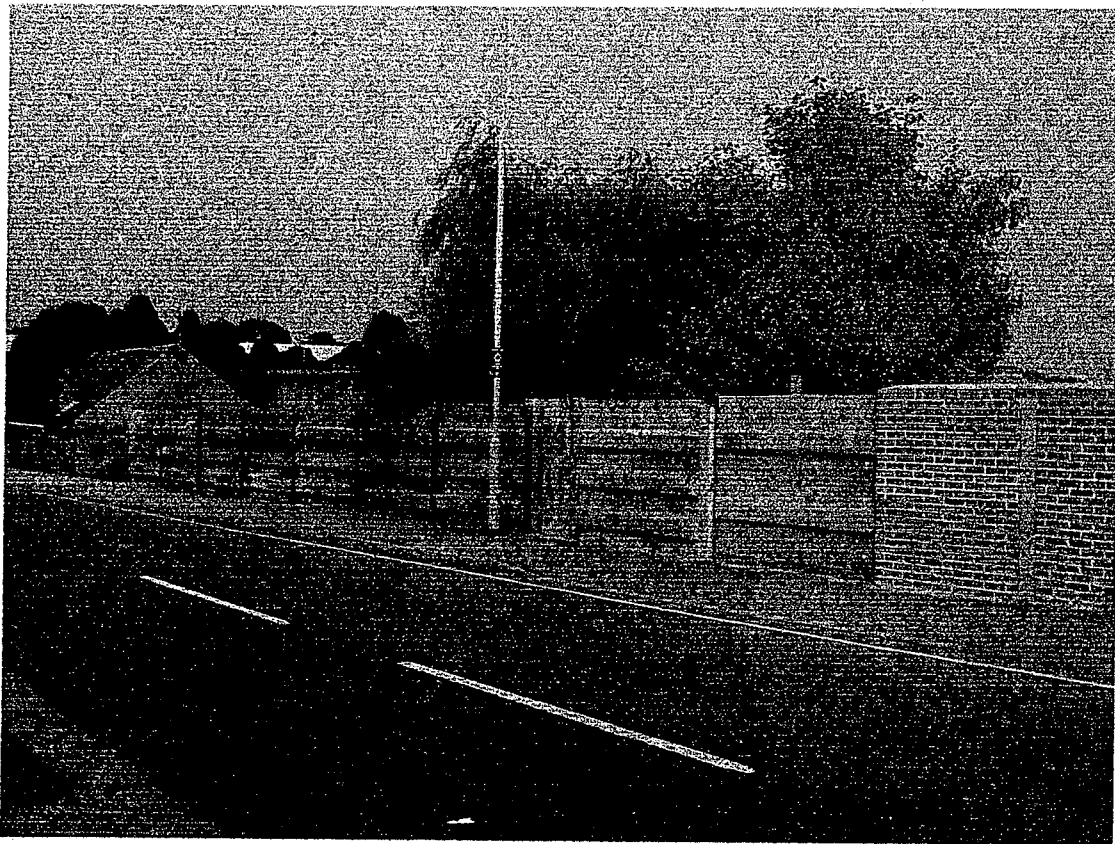
Although the elevations of the existing house have been painted, the intention is to construct the extension in face brickwork to match the appearance of the original terrace. If the Council do not agree that this is the best external treatment, the applicant would be happy to accept a planning condition for this to be agreed subsequently. A possible alternative would be painting of both the existing and proposed dwellings with a lighter colour more reflective of the original brick colour of the terrace.

With regard to the roof, it will have a half hip to match the roof design at the eastern end of the terrace and a slate finish also to match.

In terms of the boundary treatment to Brookside Avenue, there will be considerable visual enhancement. The existing metal fencing will be removed and it will be replaced with a 1.8 metre tall brick wall with brick header. In two places (as shown on plan) 1.8 metre tall timber gates will be constructed. The gates are proposed to be finished on the road side with vertical close-boarded, stained timber panels set into frames to blend into the street scene.

There will be further visual enhancement with the removal of an existing metal/brick store in the rear garden which is visible in the street.

View of existing boundary treatment as seen from Brookside Avenue:



I.. access...I

I.....dropped kerb.....I

Access

The site at present has vehicular access from Brookside Avenue and a dropped kerb (see above photograph). The dropped kerb will remain as existing and the access will be altered/widened to provide a pair of gates and a car parking space as shown on plan to serve the new dwelling.

There will be space at the side of the gates (when open) providing visibility for drivers and pedestrians when vehicles enter/leave the site. Compared to the current position, the proposed means of access will be improved.

A new access and dropped kerb is proposed at the northern end of the frontage to serve the existing dwelling No 62. The arrangement will be similar to that proposed to serve the new dwelling.

In terms of off-road parking, one car parking space and 2 cycle parking spaces are proposed for each dwelling. One car parking space is considered to be adequate for the modest size of the proposed dwellings and cycle parking will encourage and provide for a non car form of transport to and from the properties. The site is in a fairly sustainable location from a public transport and amenities point of view. A bus route is a short distance away from the site as are shopping and other amenities.

On street car parking facilities are also available in close proximity to the site.

The proposed car parking and cycle parking is considered to be acceptable and accords with Government advice in PPG 13: Transport which seeks to encourage a reduction in the use of the private car and promote the use of more sustainable forms of transport.

Appraisal of context

The immediately surrounding area is predominantly residential consisting mainly of terraced and semi-detached houses and bungalows. There is commercial in the wider area including nearly opposite the site and at the end of Brookside Avenue.

It is considered that the proposed dwelling will harmonise with its surroundings and combined with the new boundary treatment to Brookside Avenue will enhance the appearance of the street scene.

April 2007