

Design & Access Statement.

117 Sea Lane &
Sumburgh Lodge, Shaftesbury Road
Rustington
West Sussex
BN16 2RU

Application for;

Proposed demolition of existing 2No. bungalows and the proposed new 3 x three bedroom houses,
4 x two bedroom flats and 3 x one bedroom flats.



Context

This Design and Access statement accompanies a full planning application submitted to Arun District Council.

The area surrounding the site is characterised in Sea Lane by mix of style of detached properties on plots of similar depth, but varying width and a large block of flats to the south of the site. The properties in Shaftesbury Road are predominantly terrace or semi detached houses.

This planning application is the proposed demolition of existing 2No. bungalows and the proposed new 3 x three bedroom houses, 4 x two bedroom flats and 3 x one bedroom flats.

Amount/ Space

House's

Unit 1 - Internal Floor Area 109m² with External Garden Area Front and Back 100m²

Unit 2 - Internal Floor Area 109m² with External Garden Area Front and Back 94m²

Unit 3 - Internal Floor Area 109m² with External Garden Area Front and Back 92m²

Flats

Flat 1 - Internal Floor Area 54m² with External Garden Area Front 10m²

Flat 2 - Internal Floor Area 68m² with External Garden Area Front 31m²

Flat 3 - Internal Floor Area 52m² with External Balcony Area 3m²

Flat 4 - Internal Floor Area 66m² with External Balcony Area 5m²

Flat 5 - Internal Floor Area 52m² with External Balcony Area 3m²

Flat 6 - Internal Floor Area 66m² with External Balcony Area 5m²

Flat 7 - Internal Floor Area 69m² with External Balcony Area 14m²

Use

The existing and proposed houses would fall within Use Class C3 of the Use Classes Order 1987 (as amended).

Layout

The proposed 3 bedroom houses would provide the following accommodation:

Ground Floor - Hall, kitchen, W/C, living area, utility room and integral garage;

1st Floor - 2 double bedrooms, landing and bathroom;

2nd Floor - 1 double bedroom (including one en-suite);

External - Driveway and new vehicle crossover, rear private garden. Existing and proposed houses to be separated by 1.8m high close boarded fence.

The proposed 7 Flats would provide the following accommodation:



Ground Floor

Flat 1 - Hall, Kitchen, Living area, 1 x Bedroom, Bathroom, Storage, Private Garden.

Flat 2 - Hall, Kitchen, Living area, 2 x Bedroom, Bathroom, Storage, Private Garden.

First Floor

Flat 3 - Hall, Kitchen, Living area, 1 x Bedroom, Bathroom, Storage, Balcony.

Flat 4 - Hall, Kitchen, Living area, 2 x Bedroom, Bathroom, Storage, Balcony.

Second Floor

Flat 5 - Hall, Kitchen, Living area, 1 x Bedroom, Bathroom, Storage, Balcony.

Flat 6 - Hall, Kitchen, Living area, 2 x Bedroom, Bathroom, Storage, Balcony.

Third Floor

Flat 7 - Hall, Kitchen, Living area, 2 x Bedroom, Bathroom, Storage, 2 x Balcony.

Appearance

Please refer to materials statement.

Landscape

The new houses are to be provided a driveway at the front, this will be finished with porous material. The areas around the driveway will be grassed with shrub planting around the boundaries, the rear garden will be grassed with patio area. The sides and rear boundaries are to be provided with a 1.8m high close fencing. Details of the proposed materials and landscaping to the front and rear garden areas can be made the subject of appropriate planning conditions.

Access

It is proposed to use new vehicular access's from the North side (Shaftesbury Road) and West side (Sea Lane) each new dwelling will be provided with off road parking for at least one car.

