

Planning Statement

Proposed Car port

Little Cuttle
19 Botany Close
Rustington
Littlehampton
BN16 2BJ



Image 1 - Front elevation of existing dwelling

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Introduction

A private client has appointed Helyer Davies Architects to design a car port at 19 Botany Close, a recently renovated property in Rustington.

Site Context

Rustington is in the Arun District of West Sussex. The site is not within the Conservation Area of Rustington and sits in flood zone 1.

Use

The proposed car port is to be used as a covered parking area for use of the residential occupants.

Amount

The proposed car port provides a covered parking area for 2 vehicles, measuring 4.85m x 5.7m. Internal area is 27.6m².

The scale is considered reasonable in relation to the renovated dwelling.

Appearance

The car port has been designed to reflect the style and materiality of the renovated dwelling, with white rendered walls and a flat sedum roof.

The existing front boundary treatment, which takes the form of a tall hedgerow and entrance gates, will help to screen the proposed carport from the wider street scene.

Access

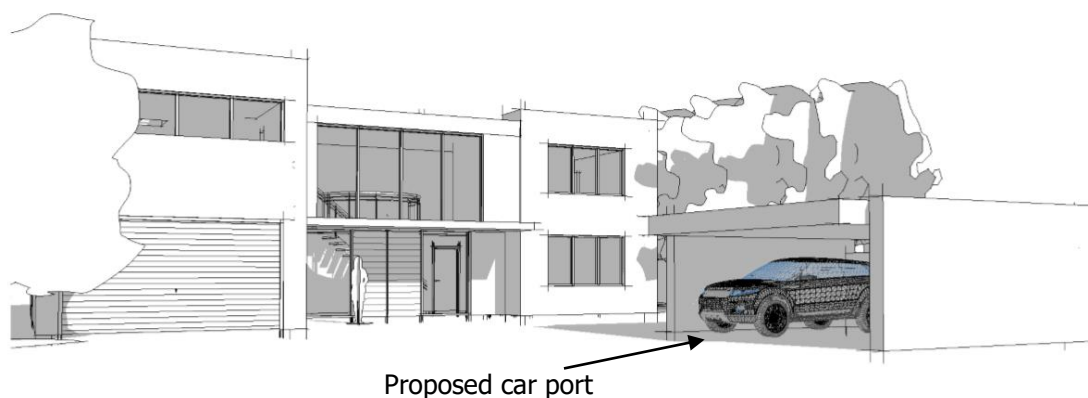
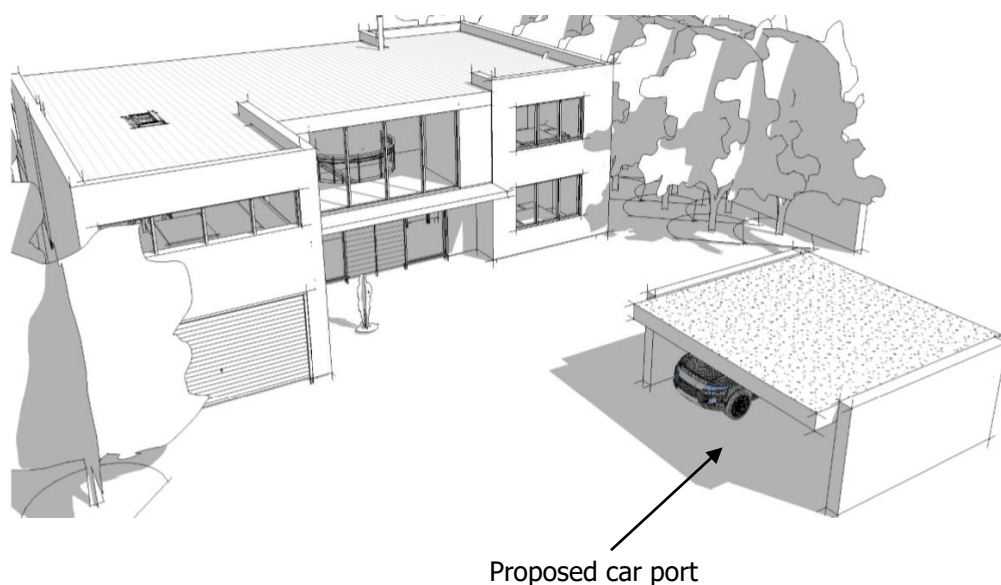
Access will be via the existing driveway.

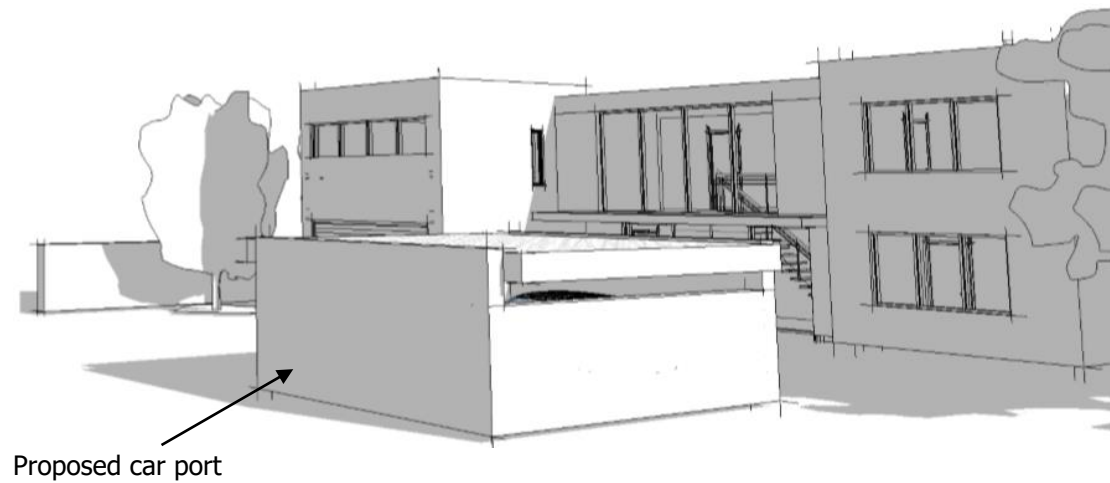
Pre-application advice

The design and use of materials were considered to allow the proposed development to appear sympathetic to the appearance of the host dwelling and were considered to be of an appropriate form within the context of the application site.

The proposed development was not considered to result in any significantly harmful overbearing or overshadowing impact upon the occupiers of nearby dwellings, as a result of the scale of the carport and the separation distance.

Due to the siting of the proposed car port, it is visible within the street scene of Botany Close. As a result of its siting forward of the building line, the proposed garage was considered to appear unduly dominant within the street scene and out of keeping with the character of the area.





Precedents – showing garages set forward of the building line along Botany Close



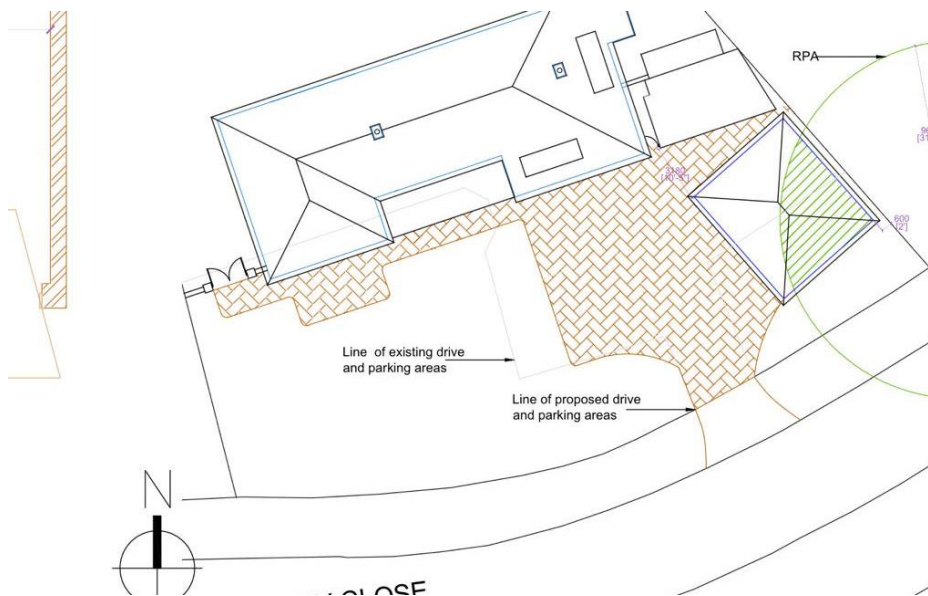
Number 17 Botany Close



Number 1 Botany Close



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4 Botany Close - *Smugglers*



View towards the proposal site from Botany Close.