

# DESIGN STATEMENT

FOR

PROPOSED NEW DWELLING

AT

8 DUNCTON ROAD  
RUSTINGTON  
BN16 3LA

May 2018



## Introduction

The proposed site is land adjacent to and in the ownership of 8 Duncton Road, Rustington. It currently forms the side garden to the property, including the garage and an off road parking space. The plot is bordered by a grass verge on two sides, which separates the land from the pavement and road. The site is currently enclosed by a garden wall.

The existing house is an end of terrace, three bedrooomed, two storey property with a semi detached garage a short distance from the house. the house has had a single storey rear extension, but otherwise is unaltered. The existing habitable accommodation would be unaffected by this proposal, however it is proposed to demolish the garage. It should be noted however that the garage is too small for many modern vehicles and consequently, as is the case with many of the surrounding garages, is unused.

The overall existing plot size is approximately 315m<sup>2</sup>. The amenity space for the existing house is split into a garden space to the side, and courtyard garden to the rear. The distance from the side of the dwelling to the side garden boundary wall is 8 metres, with a further 4 metres of grass verge between the wall and to the pavement.

The depth of the site from pavement edge at the front to rear boundary wall is 19.4 metres. The terrace of houses is set back approximately 4.75 metres from the pavement.

The surrounding area is populated with similar style terraced properties, many of which have smaller plots than number 8 and parking/garages remote from the dwellings.

This pre-application enquiry relates to a new, end of terrace three bedrooomed property alongside number 8.



*The existing terrace (8 - 14 Duncton Road)*

### Relevant Planning History

The host dwelling (number 8) has no recorded planning history.

There are however two local planning applications which are considered relevant to this proposal:

|          |                                                           |
|----------|-----------------------------------------------------------|
| R/242/07 | Three bedroom house alongside 6 Duncton Road              |
| R/6/07   | Demolition of garage and erection of a two bedroom house. |

In both cases, these applications were deemed to address the need for a dwelling in a sustainable location, in keeping and non detrimental to the area.

It should be noted that, when approved upon appeal to the Planning Inspectorate, it was noted that a possible lack of amenity space and minimum areas for such space were not issued raised for the two bedroom dwelling (R/6/07), which is on a very compact site.

The three bedroomed house (R/242/07) on the opposite side of the road was deemed to be in keeping in terms of position, layout and scale with the surrounding dwellings.

The proposed dwelling this enquiry relates to is based on a similar design model.

A pre-application enquiry (PAA/151/17) was submitted for the site in July 2017, for a detached dwelling of similar size. The officer's report has been taken into account before submitting this revised proposal.

### Proposed Use

The proposed house is a three bedroom, attached dwelling comprising a living room, kitchen/diner and cloakroom on the ground floor with three bedrooms and a bathroom on the first floor. This is comparable with the existing houses on the estate and a new dwelling constructed on the opposite side of Duncton Road in the past few years.

Space has been allocated to the front of both the existing and new dwellings for off street car parking, with amenity space to the rear. There are two further parking spaces to the south east corner of the site as well as provision for cycle and bin storage. The garden to the rear and side will be enclosed by timber fencing, with a grass verge beyond, in keeping with the rest of the estate.

### Amount of Development

Of the existing 315m<sup>2</sup> covered by the site, it is proposed to retain approximately 135m<sup>2</sup> of this for number 8. Approximately 142m<sup>2</sup> is covered by the footprint of the new dwelling, its amenity space and parking. The remaining area is to be a grass verge as existing.

The approximate gross external area of the proposed house is 101m<sup>2</sup>. This is comparable with the other houses on the estate. For comparison purposes, the gross external area of number 8 is 88m<sup>2</sup>, excluding the rear extension.

## Layout & Scale

The proposed plot has a maximum width of 9.4m, including the grass verge to the side of 2.7m. This tapers to 5m across the front of the site. The depth of the site is a maximum of 17.6m, with a rear garden depth of maximum 4.7m.

The proposed dwelling is attached to the existing terrace, following the comments received from the pre-application enquiry. Due to there being additional amenity space to the side of the proposed property, the side fence is approximately 1.3m beyond the existing side garden wall. However there is still an adequate open grass verge which will be in the ownership of the new house but open to the pavement and road beyond. Retaining this grass verge will help maintain the spatial character of the area.

The plot size is in keeping with the surrounding estate which is high density with limited garden space. For example number 2 Duncton Road has limited amenity space. The orientation of the house matches the existing terrace and will not cause significant loss of light to any neighbouring property.

The property is in line with the existing terrace, with the front wall stepped back slightly. There are adequate distances maintained between this and surrounding houses, therefore the proposed dwelling will not appear obtrusive in the street scene. The orientation of the house matches the adjacent terrace with no side windows proposed, so neither overlooking nor overbearing will be an issue.

Off street parking is provided for both the host and new dwellings so no increased demand for on street parking. Cars will be able to reverse in or out of the spaces with sight lines in both directions.



*The site as viewed from Bignor Road*

### Landscaping

The site is currently paved over and is un-used as garden space. There are no trees or shrubs of any merit.

The proposed plot will be traditional in layout and in keeping with the feel of the estate: open plan to the front with a hard and soft landscaped rear and side garden enclosed by a fence. Parking spaces will be hard surfaced with a permeable material. The grass verge will remain as existing

### Appearance

The surrounding terraced houses are predominantly brickwork, with tile hanging at first floor level and white casement windows. The gable ended roofs are shallow pitched with interlocking concrete tiles.

It is proposed that a similar palette of materials will be used for the proposed dwelling. This will ensure it is in keeping with the surrounding estate.

### Access

The site is located in a sustainable location with various facilities available within Rustington, which is reasonable walking distance to the south. Links to transport are also located close by.

There are pedestrian footways on both sides of the road leading out of the estate, which itself is a quiet road. This allows safe passage for both pedestrian, cycle and vehicular transportation.

The topography of the site is gently sloping; the existing side garden for number 8 is approximately 0.25m above the ground level around the house itself. However in order that the new dwelling sits comfortably with the existing terrace, the floor level will match the existing houses. Therefore the ground level will be locally regraded to enable level access from the pavement to the new dwelling.