

**2 BROADMARK WAY,
(SITE TO REAR OF 20 AND 22 BROADMARK LANE),
RUSTINGTON,
WEST SUSSEX**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY
PLANNING APPLICATION FOR NEW DETACHED DWELLING**

AUGUST 2013

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INTRODUCTION

This Design and Access Statement accompanies a full planning application for the construction of a new detached dwelling at 2 Broadmark Way (site to the rear of 20 and 22 Broadmark Lane), Rustington.

SITE HISTORY

A planning application (planning ref R/48/10) was submitted in March 2010 for a new residential dwelling on part of the site. This application was refused for a number of reasons. The application site has now almost doubled in size, and new proposals produced. Accordingly, the previous refusal on part of the site is of no particular relevance to this planning application.



The Site

DESIGN PRINCIPLES AND CONCEPTS

The site is located to the rear of 20 and 22 Broadmark Lane, and to the east of 4 Broadmark Way, Rustington. The immediate surrounding area is generally defined by detached or semi-detached houses of varying sizes and appearances. One of the principle design considerations with the proposed new dwelling was to produce a scheme which respects the setting of the site, with an appearance to complement other existing adjacent buildings. Accordingly, we have been careful to ensure that the ridge and eaves heights of the proposed new property are no higher than those of adjacent properties.

The submitted design proposal has an appearance and layout which would not unacceptably affect the amenity of adjoining residents, whilst also providing good amenity for the occupants of the proposed new dwelling.

We believe our proposals are a sensitive and sympathetic approach to provide a new detached dwelling in a sustainable location, together with the provision of adequate external amenity areas.

ASSESSMENT OF PHYSICAL CONTEXT

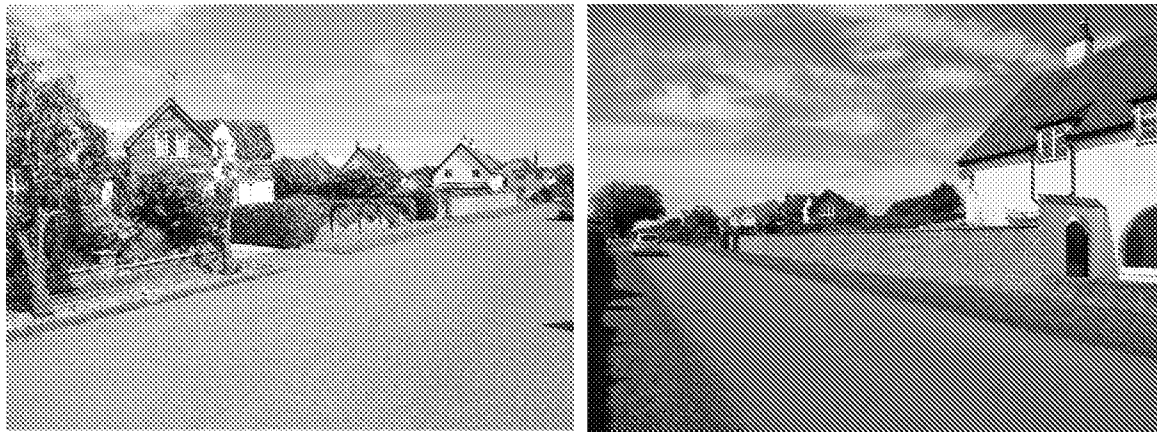
The site is located in an urban, built up location within walking distance of the centre of Rustington. There are other existing residential properties surrounding the site. The site is bordered to the south and west with a masonry wall, and to the north and east with fencing.

The site is in a sustainable urban location with easy and convenient access to local shops and services as well as public transport.

The site is relatively level with only a small change in gradient across the site.

Neighbouring properties are a variety of differing architectural styles and have been constructed over varying time frames. These properties do not provide a regular or coherent appearance which potentially could have provided styling cues for the proposed new property. However, the appearance of the proposed dwelling would complement adjacent properties and would not be dominant within the street scene.

The application site has existing vehicular and pedestrian access onto Broadmark Way, which would be retained.



Existing street scenes

DESIGN SOLUTION

The proposed new dwelling has been sensitively designed to fully take into consideration the setting of the site. The new property has been designed to a suitable scale and massing which would not dominate the appearance of the area, and has been carefully orientated to prevent any direct overlooking to existing neighbouring properties. Principle windows would be to the front of the property (facing Broadmark Way), and there would not be any windows to the rear or sides at first floor level. Secondary windows would be to the rear of the site at ground floor level only. The appearance would be of a simple style which would complement other existing properties.

The proposed new dwelling would be located within an existing clearly defined plot and would involve the demolition of an existing unsightly detached garage.

The new property would have a level access threshold to the main entrance door. The detailed design of the property including access arrangements would be subject to the requirements of Part M of the Building Regulations to ensure suitable provision is made for disabled access and manoeuvring.

AMOUNT OF DEVELOPMENT

The proposed accommodation shall comprise the following:

Ground Floor

- Entrance Hall
- Sitting Room
- Kitchen / Dining Room
- Utility Room
- Study
- WC
- Bedroom with ensuite bathroom
- Garage

First Floor

- Bedroom 2
- Bedroom 3
- Bathroom
- Landing

The proposed gross internal floor area (including the integral garage but excluding any areas with less than 1.5m headroom, and excluding the entrance porch) would be 157.3m² (1,693 sq ft), and the external footprint of the new property would be 110.4m² (1,188 sq ft).

The existing detached garage comprising approximately 24.0m² (258 sq ft.) would be removed.

INVOLVEMENT OF LOCAL INTERESTS

No pre-application consultations have been carried out with the local planning authority. Some local residents have been informed of the proposals by the applicant.

SCALE

The new property has been carefully designed to fit well into the existing street scene, with ridge and eaves heights no higher than the existing adjacent properties.

LAYOUT

The layout of the proposed residential unit has been carefully considered having particular regard to the impact on other existing residential properties. The new property would be located further away from 4 Broadmark Way than the existing garage (which is to be removed). The extent of the plot is currently clearly defined by boundary walls and fencing. The frontage of the proposed property within Broadmark Way would be set no further forward than other existing properties.

The existing access and front boundary wall shall be fully retained and shall not be altered in any manner.

A good sized external amenity and parking area would be provided for the new dwelling, with a total external area amounting to approximately 405.5m².

There would be no direct overlooking to existing adjacent dwellings.

FLOOD RISK

The site is not within an area defined as being at risk of flooding by the Environment Agency.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was formally published in March 2012 and supersedes all previous PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF highlights the need to significantly boost the supply of housing (para 47) and confirms that housing applications should be considered in the context of the presumption in favour of sustainable development (para 49).

The NPPF also attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 59 confirms that in policy making, Local Planning Authorities should ensure that good design codes / policies are not unnecessarily prescriptive and instead concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new developments in relation to the local area.

Further planning policies for the site are contained within the West Sussex Structure Plan 2006-2016 (adopted July 2004), and the Arun District Council Local Plan (adopted April 2003). However, towards the end of September 2007 the policies contained within these plans became 'time expired' under the provisions of the Planning and Compulsory Purchase Act 2004. Nevertheless, a number of policies have been 'saved' until the South East Plan has been adopted and the District Council has adopted Local Development Framework documents to replace the current Local Plan. The key relevant policies are outlined below:

- GEN 2 – Built up area boundary. The site is within the defined built up area boundary.
- GEN 4 – Location and travel demand.
- GEN 5 – Provision of new residential development.
- GEN 7 – The form of new development. The proposal would make efficient use of land, would demonstrate a positive response to the identified characteristics and resources of the site and would create an attractive place and space with the needs of people in mind. The proposal would also promote sustainable development, and would not have an unacceptable adverse impact on adjoining occupiers, land, users or property. It would also allow for the safe movement of pedestrians and vehicles, and provide for vehicle parking.

- GEN 12 – Parking in new development. This policy confirms that the LPA will base its consideration of the need for on-site parking provision on the standards set out within the Local Plan, but confirms that a lower provision may be acceptable for developments in sustainable locations. A single garage shall be provided on site together with a driveway providing further parking and a turning area.
- GEN 15 – Cycling and walking.
- DEV 17 – Affordable housing. This policy relates to the thresholds of affordable housing and was supplemented by updated guidance issued in August 2010. This guidance confirms that for developments of 1-14 units an affordable housing provision of 15% will be sought, or an off-site affordable housing commuted sum made.

We believe this proposal complies with the relevant policies contained within these Plans.

The application site is not allocated for any specific form of development in the Local Plan, but is located within the defined built up area boundaries of Rustington as shown within Arun District Council's Local Plan proposals map. Within such built up area boundaries, planning policies generally supports housing development subject to their being no adverse impact upon the character and appearance of the area or any adverse effect on living conditions of the neighbouring residents.

In addition, the following planning policies contained with the West Sussex Structure Plan 2006-2016 (adopted July 2004) have been taken into account:

Policy LOC1(a)	Location strategy
Policy NE1	Level of residential and employment development
Policy CN1	Character
Policy DEV1	High quality development
Policy DEV4	Travel needs and choices
Policy DEV5	Parking provision

We believe we comply with the various planning policies of the NPPF, the Structure Plan and the Arun District Council Local Plan, and that the proposal will provide a new residential unit which will add to and make a useful contribution to the existing housing stock.

AFFORDABLE HOUSING STATEMENT

The Council adopted the following guide figures to be read in conjunction with Policy DEV17:

- From developments of 15 or more units an affordable housing provision of 30% across the board should be required from developer; and
- From development of 1 to 14 units an affordable housing provision of 15% be sought district wide, subject to further research to ensure this is financially viable.

The Council has accepted that there will be circumstance where an on-site provision of affordable housing is neither suitable nor possible and either off-site provision or a financial contribution may be considered appropriate.

The proposal is a single residential property and would not be suitable for the on-site provision of affordable housing. Accordingly, the applicant is proposing a financial contribution by way of a Section 106 unilateral undertaking in order for affordable housing to be provided elsewhere. The exact amount that is payable has been agreed.

BIN STORAGE AND COLLECTION STATEMENT

The proposed new property shall be provided with the equivalent of 240 litres of residual waste storage and 240 litres for recyclable materials, which shall be in the form of 2no. wheelie bins. The property shall be provided with pedestrian access from the front to the rear to provide a secure area for the storage of these bins within the plot and to enable the wheelie bins to be manoeuvred easily on bin collection day.

FOUL AND SURFACE WATER DRAINAGE STATEMENT

Foul drainage shall be connected into the existing public sewer, and surface water shall be directed to new soakaways within the site.

DETAILED DESIGN STATEMENT

Design Principles

A sympathetic design approach has been taken with this new building. Details of the proposed design solutions are as follows:

Landscaping and Planting

There are currently some small trees within the site, and these have been identified on the site plan. No new planted landscaping is specifically proposed as part of this application.

Appearance

Details of specific materials being proposed for the external treatment of the building are as follows:

Roof – Concrete or plain clay roof tiles.

Walls – Brickwork, with vertical tile hanging or cladding at first floor level.

Windows and External Doors - Double glazed pvcu or painted timber windows and external doors.

Rainwater Goods – Black or white pvc.

To summarise this, we have adopted a sensitive approach taking the appearance and positioning of existing adjacent properties fully into consideration.

ACCESS AND PARKING

Access to the proposed new building shall be entirely within the constraints of the existing site. The existing pedestrian and vehicular access to Broadmark Way shall be retained and used for access to the new property. There shall be no intensification of the use of this access as it is currently used for access to the existing garage on the site.

The existing garage shall be removed, and a new integral garage and parking / turning area provided within the site. The provision of cycle storage could be the subject of an appropriate planning condition if considered to be necessary.

SUMMARY

A sympathetic design approach has been taken with this proposal to provide a single new dwelling house within an infill plot, of a character and appearance to complement existing nearby properties. We believe that this approach will make a smooth extension to the existing run of properties, introducing a new house in harmony with the existing properties.

National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting the planning application. We believe this proposal for a new residential dwelling should be acceptable in principle, is in a suitable location, and in the form proposed would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents. In the absence of any conflict with development plan policies, the presumption should be in favour of granting planning permission subject to appropriate planning conditions.

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