R/223/09

DESIGN AND ACCESS STATEMENT

RENEWAL OF UNIMPLEMENTED PLANNING PERMISSION R/194/01 SINGLE DETACHED HOUSE AND GARAGE PART GARDEN LAND TO THE NORTH OF 2 NORMANHURST CLOSE RUSTINGTON

RESPONSE TO CONTEXT

The Planning Application proposal comprises the renewal of an earlier Planning Permission, R/194/01, which was considered under the terms of the current Arun District Local Plan and therefore policy considerations have not materially changed.

The Planning Application site is approximately 0.027 hectares in extent and comprises part of the side garden to No. 2 Normanhurst Close, a semi-detached dwelling erected in the 1960's.

The current garden area comprising the application plot is well screened from surrounding views by a 2 – 3 metre high evergreen hedge which also extends across the frontages of Nos. 2 and 4 Normanhurst Close, giving this particular part of the housing area in which the application site sits a sense of enclosure.

The area surrounding the application site on the eastern side of Broadmark Lane comprises an homogenous 1960's housing estate, the architecture and design of houses of which is repeated along the Broadmark Lane frontage. The western side of Broadmark Lane is more eclectic in nature, comprising a detached bungalow opposite the application site, No. 51 Broadmark Lane, and a series of detached houses of differing sizes, types and ages.

Two detached houses have recently been constructed to the south-west of the application site and there is current redevelopment of the Princess Marina site further to the south.

The response to the particular context in which the application site is located therefore responds more to the 1960's development than that contributing towards the character and street scene of Broadmark Lane on its western side.

Having regards to the content of the Planning Application it is considered that the context should be assessed against Policy GEN 7 and its attendant criteria.

Criterion 1 to the policy requires that development achieves net densities of at least 30 dwellings per hectare and the density of the application site is approximately 37 dwellings per hectare, thereby according with the criterion.

Criterion 2 requires that development responds positively to the identified characteristics and resources of the site and respects and enhances local distinctiveness.

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In that regard the proposal already has the benefit of planning permission and taking into account the characteristics of the area it is considered that the proposed dwelling responds positively and respects local distinctiveness,

The site is located within the defined built-up area for Rustington and in close proximity to shops, services and public transport, being located further to the north in Broadmark Lane.

The proposed development will not have any adverse impact upon adjoining occupiers land, uses or property and there are no windows located within 2 Normanhurst Close which would be materially affected by the proposed new dwelling, either in terms of loss of light or overlooking.

Criterion 5 requires that there are no unacceptable adverse impacts that may arise from adjoining land uses or property and taking into account that the area is totally residential it is not considered that there will result any adverse impact.

The site does not contribute to the local environment in terms of it comprising a significant open or wooded area, thereby being compliant with Criterion 6. Criterion 7 and 8 relates to access arrangements and parking and there is accordance with the Highway Authority Standards in that regard.

The amount of development

The proposal relates to a detached two-storey dwelling, comprising three bedrooms with one en-suite and one separate bathroom. The ground floor accommodation comprises a living room, kitchen, hallway and WC. The total floor area of the property is approximately 106 sq. metres.

Appearance

The design of the proposed dwelling was originally conceived to not continue the terracing effect of the adjoining two properties or those found to the north but to turn the roof design through 90° thereby presenting gable features to Normanhurst Close and Broadmark Lane and a hipped roof to views from the north and south, especially to the south along Broadmark Lane.

The design picks up very much upon the established character of the area being as sated above an homogenous 1960's housing estate but contributes a more up-to-date design and concept.

Layout

The proposed dwelling has been specifically sited to accord with the front and rear elevations of No.2. Normanhurst Close and is therefore central within the application site. The garage is also proposed in a position adjacent to the garage of No.2. Normanhurst Close and therefore the existing dwelling dictates the position and layout of the new dwelling.

Scale

The size of the proposed dwelling again is commensurate with its neighbour in terms of ridge, eaves and floor plan and the size of the site itself and the character of the adjoining properties heavily dictates this issue.

Landscaping

As there exists a mature hedge along the western, northern and part eastern boundaries of the site it is not proposed to introduce any additional planting other than perhaps some indigenous planting between the boundary of the proposed new dwelling and No.2.

Access

Access to the proposed dwelling is from Normanhurst Close where an existing access exists serving a workshop and garage building.

Moreover the Highway Authority were consulted on the previous Planning Permission and raised no objections to the access arrangements and therefore there is compliance with standards.

Pedestrian access to the site is flat and will be improved as delineated on the plan thereby taking into account the requirements of the Disability Act.

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