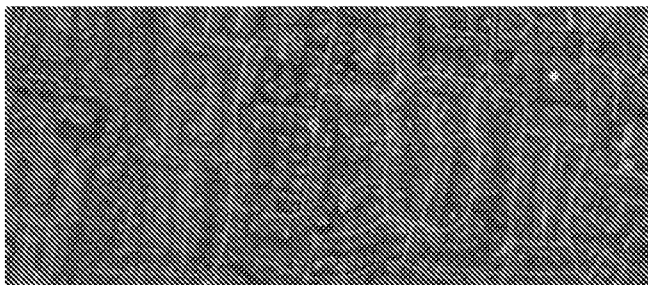


Design and Access Statement for:

Proposed detached house on plot adjoining
West of 'West Hayne', Angmering Lane, East
Preston, BN16 4TA.



8th November 2014

Nigel Locke Planning Consultant F.P.C.S.
The Office
129 Tarring Road
Worthing
West Sussex
BN11 4HE



W: www.nigellockeplanning.vpweb.co.uk

Use

2

The site at present forms part of the garden of 'West Hayne', which is situated on a corner plot with 'West Hayne' fronting onto Angmering Lane and the proposed plot is sited to the west of it and will front onto Cross Road.

It is situated in an established residential area on a private estate. Planning consent (Reference: R/155/98) was originally given permission for the erection of a detached dwelling on site and this was renewed in 2001 under reference R/226/01 and again in 2010 under reference R/277/10. Full planning consent for the same design was given under reference R/274/13.

This application is for a redesigned detached house on the same site area.

The main change is to the external design, although still maintaining the chalet style appearance but giving it more up to date and aesthetically pleasing elevations, which are more appropriate for the site's setting on this private estate amid detached family houses of individual yet traditional designs.

The adjoining property to the west is a traditional style brick and tile two storey property with a new infill plot to the west of it now being developed with a two storey detached house

I therefore consider that the consent applied for is appropriate for the site.

It is not in a designated flood risk area.

Amount

The proposal is for one detached chalet style property as shown on the application drawings.

The plot extends to about 1064sqm, which is considered to be of adequate size for the three-bedroom dwelling proposed and conforms to the council's external space standards as set out in policy DM3.

The proposal will allow sufficient garden/amenity space to be left with the host property, which when divided will have a site area of about 2268sqm.

The footprint of the new proposed dwelling including the separate detached garage will amount to 244sqm. The previously approved design was for a footprint of 202sqm.

Layout



The plot size and siting is identical to the previously approved application. As far as the site layout is concerned the dwelling and garage have been separated with the garage still on the same building line to match the adjoining property 'Manor Mead' to the west and the new newly built infill plot beyond this to the west.

There will be vehicular access, parking and turning to the front of the property with access to the garage, which incorporates cycle storage and the existing shed will be removed. The plot will have a rear garden depth of 19.9 metres.

The proposed redesigned accommodation will comprise:

Ground Floor:

- Entrance hall with cloakroom off and small boot lobby
- Sitting room
- Study
- Kitchen/dining room with a utility room off the kitchen area
- Bathroom and small sauna

First Floor:

- Landing with storage cupboards
- Master bedroom to the south with en-suite
- Two bedrooms to the north - one with en-suite
- Separate bathroom accessed off the landing

Outside:

- Separate enclosed storage area for refuse and recycling bins.
- Secure cycle storage building for three cycles.

To the front of the property the existing vehicular access will be used and the existing shed demolished to give access to a paved parking area and access to the garage.

The first floor bedroom windows will face south overlooking the front garden of the property. Bedrooms two and three to the north overlook their own rear garden. The only windows to the side elevations will be a landing and en-suite window to the west side elevation and two bathroom windows to the east side elevation.

It is therefore considered that neighbour privacy and amenity will not be adversely affected.



The ridge height will be about 8.7 metres with a 50 degree roof pitch.

Scale

The proposed property will comprise a 1 ½ detached storey chalet style dwelling with a separated detached double garage incorporating a cycle store.

The property at its highest point will have a ridge height of about 8.7 metres. The main roof slope will have a 50 degree pitch with side dormers set at a 25 degree pitch.

There is good separation distances between the host property to the east and 'Manor Mead' to the west.

I consider that taking into consideration the orientation of the properties adjoining and the siting of the proposed new dwelling there will be no overshadowing, loss of sunlight or daylight or any overbearing presence to any adjoining properties.

Landscaping

There are a number of mature trees, hedges and shrubbery particularly to the site frontage and perimeters. The main trees have been marked on the application drawing and they will remain and be protected during construction.

The frontage of the plot is well screened from Cross Road by mature trees and hedging and this will be maintained.

To the front of the property the existing garden shed will be demolished and a new permeable paved and/or gravel area provided for parking, turning etc.

An area of secluded front garden will remain. The private rear garden will extend to a depth of about 19 metres and will be screened by a 1.5 metre high large lap fencing on gravel boards to the north, south and western boundaries with new large lap 1.8 by 1.8 metre panels on gravel boards, with treated softwood posts to the east boundary.

The rear garden will be landscaped with lawns, flower beds, borders with hardsurfaced paths and patios constructed in permeable block paving. The front

garden area will be finished in permeable block paving or gravel finish to the main areas with side landscaped and planted borders.



The two existing glasshouses in the rear garden will remain.

Appearance

The design continues the chalet style appearance of the previously approved application but updates it to provide more distinctive front and rear elevations with dormers to each of the side elevations.

It is proposed that the brickwork will be in stock facing bricks. The gables and dormers will be clad in light grey - hiardie horizontal boarding system. Windows will be white UPVC double glazed units.

The roof will be clad in eternit slates for a traditional appearance.

Access

The plot at present has an existing vehicular access and double timber gates fronting onto Cross Road and this will be used as vehicular and pedestrian access to the proposed new dwelling.

As shown on the application drawings this revised proposal is for the provision of a detached double garage, which will incorporate cycle storage for three cycles. The garage will be built in stock brickwork with a pitched eternit slate roof to match the main house.

Bin Storage and Collection

The refuse and recycling hard surfaced bin store is discreetly sited behind a fenced off area and bins will be wheeled to the roadside on collection days only.

Affordable Housing

A Unilateral Undertaking was entered into with Arun District Council in respect of contribution towards affordable housing of £10,345. The Undertaking reference is R/274/13.

Sustainability



The property is in a sustainable location close to local bus services linking Worthing and Brighton to the east and Chichester and Portsmouth to the west. It is within easy reach of Angmering railway station and East Preston and Angmering village shops, health centre and other amenities are all easily accessible.

I note that at present Arun District Council do not have any specific requirements as to sustainability levels for new developments, it is however proposed that the specification will include water and energy saving measures.

At the heart of the Governments National Planning Policy Framework is a presumption in favour of sustainable development and Core Planning Principles within the NPPF state that planning should always seek to ensure high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Flood Risk Assessment

The site is situated in an area designed as 'low risk for flooding' on the Environment Agency's website.

The access drive, parking and turning areas and domestic paths will all be in permeable materials to minimise run off.

Planning Policies

The following planning policies have been taken into consideration in respect of this application.

Arun District Council Local Plan

- ✓ GEN2: Built Up Area Boundary.
- ✓ GEN7: The Form of New Development.
- ✓ GEN12: Parking in New Development.

Arun District Council Emerging Local Plan

- ✓ LANDM1: Protection of Landscaped Character.
- ✓ DSP1: Design.
- ✓ DM1: Aspects of Form and Design Quality.
- ✓ DM2: Internal Space Standards.

- ✓ DM3: External Space Standards.



National Planning Policy Framework

- ✓ Section 4: Promoting Sustainable Transport.
- ✓ Section 6: Delivering a Wide Choice of High Quality Homes.
- ✓ Section 7: Requiring Good Design.
- ✓ Section 17: Core Planning Principles.

East Preston Village Statement

It is noted that the application site is within Character Area 1 contained in this statement and the guidelines set out in the statement have been taken into consideration.