

R/33/111.

DESIGN & ACCESS STATEMENT

NEW DWELLING,
(DETACHED CHALET BUNGALOW)

44 BROADMARK LANE
RUSTINGTON
WEST SUSSEX
BN16 2JA

BACKGROUND INFORMATION & PROPOSED USE

The proposed development is for a one and a half storey replacement detached bungalow to be sited on an existing plot. The dilapidated bungalow currently occupying the site will be demolished.

The surrounding area comprises of residential dwellings and flats of mixed style, including bungalows and houses. The area is also served with good local amenities.

You will be aware a much larger replacement dwelling which was approved at No 40 Broadmark Lane, Rustington.

AMOUNT OF DEVELOPMENT / LAYOUT / SCALE / STREET SCENE

The development comprised of 5 beds and 1 reception room, but is likely to be used as a 4 bed 2 reception room. The footprint of the building is largely similar to the neighbouring properties, but the ridge height has been kept down, to minimise the impact on the street scene.

The property is sited on a good sized plot, which is more than sufficient for a property of this size.

LANDSCAPING

The landscaping to the front of the property will comprise of 4 ft high fencing / hedgerow, a gravel drive and a garden laid to lawn.

The rear garden will comprised of 6ft high fencing, a rear patio area and large garden laid to lawn.

APPEARANCE

The bungalow will be constructed using materials which closely match the neighbouring properties. The roof will be pitched and concrete tiled and the external walls will be rendered and painted white. The windows and doors will be white UPVC double glazed units.

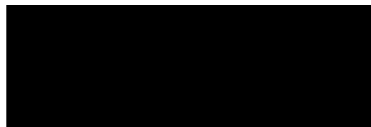
RESPONSE TO CONTEXT

In accordance with the Local Plan Area Policies, I believe the proposal preserves the character and appearance of the surrounding area. The building has also been sympathetically designed to maintain the physical and social characteristics of the neighbourhood.

CONCLUSIONS

The proposed development now makes efficient use of the site. The character of the area will not be adversely affected by the proposed development and additionally, the proposal will have minimal adverse effect on the amenities of the adjoining occupiers. Further, all relevant Development Plan Policies are fully complied with by this proposal.

Date of Report: 31st January 2011



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