



DESIGN AND ACCESS STATEMENT

Proposed new properties to rear of bungalow at: 6 Manor Road, Rustington, Littlehampton, West Sussex



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Prepared by:

M. A. Naish . Deadspace Designs

On behalf of client/applicant:

U2 Developments Ltd

Introduction

The site houses a generous 4 bedroom detached bungalow with garage to each side, front garden and large garden to the rear.

The site is located close to a range of local amenities including schools, shops, supermarkets etc and has easy access to the main road for travel to local towns. Bus and rail travel is also easily accessible.

The applicant seeks to obtain planning consent for 2 detached chalet bungalows providing 3 double bedrooms and open plan kitchen/living/dining space. One bedroom would be at ground floor level enjoying en-suite facilities and additional bedrooms would utilise the roofspace together with a family bathroom

The design, scale and materials have been carefully selected to provide a modern feel whilst respecting other properties within the area.

Careful attention has been given to ensure the National Minimum Space Standards have been met including private garden space for the proposed dwellings and the existing property.

Off-road parking would be provided as follows:

2 spaces plus garage for existing property

1 private and 1 communal/guest space per dwelling for the proposed properties.

POLICIES:

Policy 7: 'Meeting Housing Need'. This is a general policy, which sets out the Councils aim to "facilitate the delivery of 4,000 net additional dwellings in the Borough in the period 2006-2026, at an annual average rate of 200 dwellings per year".

History

There has been no recent planning application history noted for the existing property/plot.

Amount

The amount of development is based on providing two identical (mirrored) suitable properties of detached chalet bungalow design meeting the National Minimum Space Standards.

The proposed properties provide:

136m² GIA each over two floors exceeding minimum required standards

93m² of private, enclosed garden space to the rear plus lawn and planting to the front

165m² retained rear garden for the existing property

Layout

The layout has been designed to allow for a front, open garden area with planting and providing parking for 1 vehicle on the front drive of each new property with 1 additional space per property to be used for a second car or visitors. This provides a flexible solution to off-street parking facilities for the development.

The enclosed rear gardens are above minimum requirements and designed to allow easy access from both sides of the properties.

The new properties have been designed to provide a double bedroom and comfortable, spacious living/dining/kitchen on the ground floor. Provision has also been made for 'jack and jill' access to bathroom facilities for flexibility of occupier potential and a utility room has been included for additional flexibility. At first floor within the roof additional bedrooms would be provided together with a family bathroom.

Built-in storage has been incorporated to meet the required standards and ensure the usability of the dwelling for future occupiers.

Scale

The new buildings would be set back from the front garages of their nearest neighbours to the east, but sufficiently forward of the rear site boundary to allow the required garden space.

Ridge height has been designed at 6.2m

The footprint of the properties has been designed at 9m wide x 11m deep

Landscaping

The site would be divided as shown on the proposed site plan and landscaped with lawn and planting to an agreed scheme. This would provide both private and communal grassed areas and planting with the driveway approach and hardstandings being block paved and edged to a high standard.

Boundaries would be retained where appropriate or replaced with a suitable agreed treatment to suit the development.

Appearance

The design submitted has been produced with the aim of creating two new dwellings that are sympathetic to the area whilst also retaining a modern, clean appearance. To this end a proposed mix of cladding and render has been chosen and the design has been kept simple in form externally.

Use

The plot itself as existing is far in excess of that required for the existing bungalow and lends itself to easy division for the proposals.

The new property would provide two new units of accommodation suitable for families and older occupants alike, with easy access to the local facilities enjoyed within this suburban neighbourhood.