

Design and Access Statement

To accompany the Outline Planning Application for no. 5 dwellings and associated works

Location

The application site is located within the designated countryside. It comprised of 3600sqm of residential land on the West side of Yapton Lane in Walberton. The land to the North, East and West is agricultural.



(Figure 1: Google Maps Satellite Image of the Site outlined in red)

Historic Planning

The site was granted permission in;

- WA/123/81
Extension of existing dwelling house to provide 4th bedroom. Approved 09.12.1981
- WA/94/88
Extension to existing kitchen to provide accessibility for disabled person
Approved 31.10.1988
- WA/56/95
Rooms in roof, including new dormer Approved 30.10.1995
- WA/105/05
Use of premises as a Christian retreat and training facility for non-residential and residential use.
Approved 15.02.2006
- WA/25/08
Change of use of existing conference accommodation to 2 no. residential properties.
Approved 13.08.2008

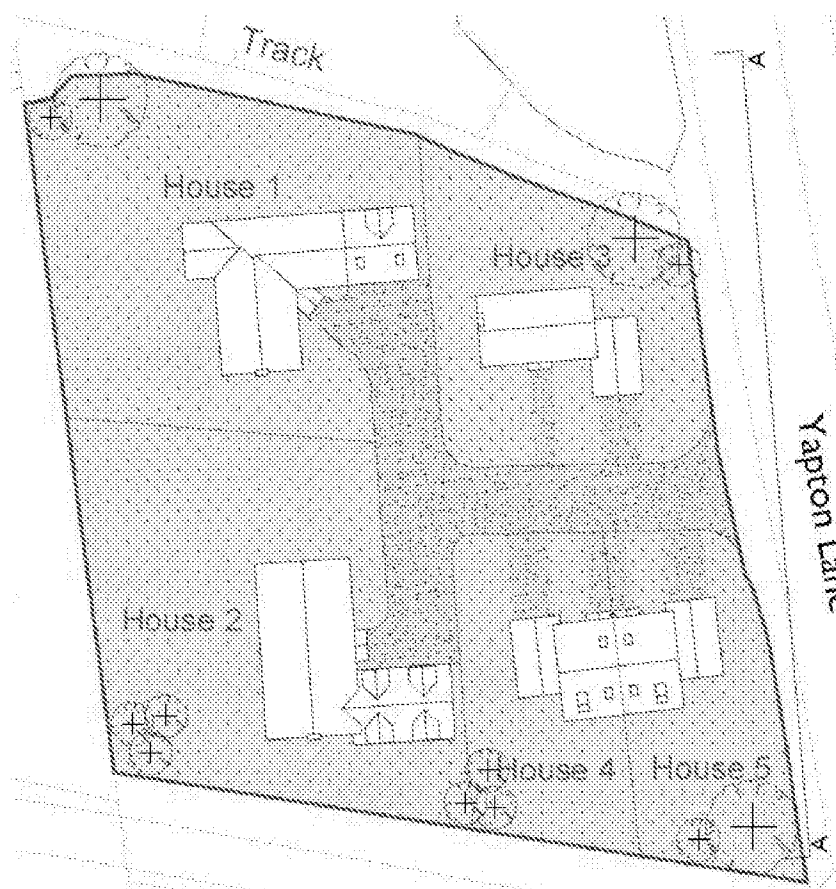
Access

Vehicular access to the site will remain from the East and will involve the relocation of the access drive to the middle of the site from Yapton Lane. The proposed new access and centralized private drive will allow for access to all dwellings and associated parking facilities. It will be an improvement on the existing access and allow adequate space for turning and parking for all proposed dwelling houses. Access for the disabled would be fully assessed and addressed by the Building Regulations Application.

The Proposal

The proposal seeks outline permission for the demolition of the existing single storey dwelling and garage to accommodate the replacement of five new dwelling houses and associated parking facilities. The houses will comprise; two larger detached 4 bed dwellings, one detached 3 bed dwelling and two semi-detached properties with 3 bedrooms each.

The proposed location of the dwellings on the site has been carefully designed to minimise impact on the neighbouring properties to the South, 5m of garden has been retained between House 2 and the Southern boundary with an obscured window at first floor level to avoid overlooking.



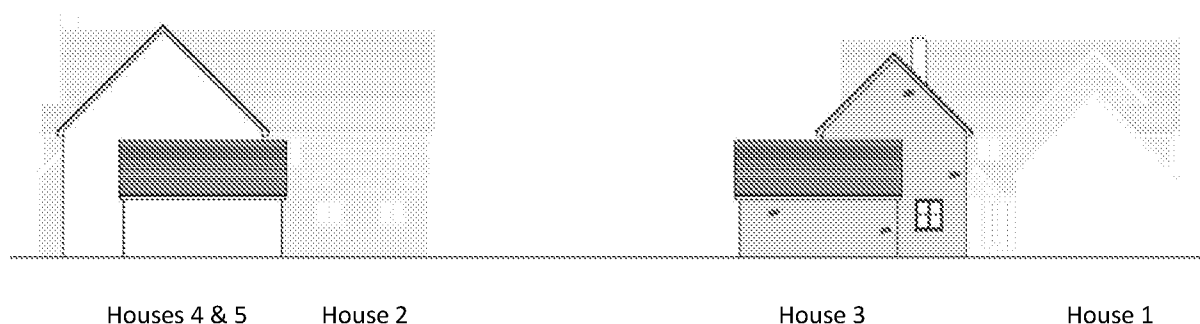
(Figure 2: Proposed site plan NTS)

Appearance

The proposed houses will have the following materiality;

- House 1: Walls – White render and tile hanging
Roof – Plain clay tile
- House 2: Walls – Facing brickwork and tile hanging
Roof – Plain clay tiles
- House 3: Walls – Facing brickwork
Roof – Plain clay tiles
- House 4 & 5: Walls – White render
Roof – Plain clay tiles

The proposed materiality and style are in keeping with the local vernacular. Each proposed dwelling comprises a two storey element with a single storey projection.



(Figure 3: Roadside elevations of the proposed dwelling houses NTS)

Amount and Use

The application site is 0.36 hectares of residential land, the use of the land will remain the same with the proposal.

The existing dwelling house and garage occupy a footprint of 358sqm.

The proposal will occupy a footprint of;

House 1 (Including garage): 185sqm

House 2 (Including garage): 173sqm

House 3 (Including garage): 86sqm

House 4 & 5: (Including garage): 145sqm

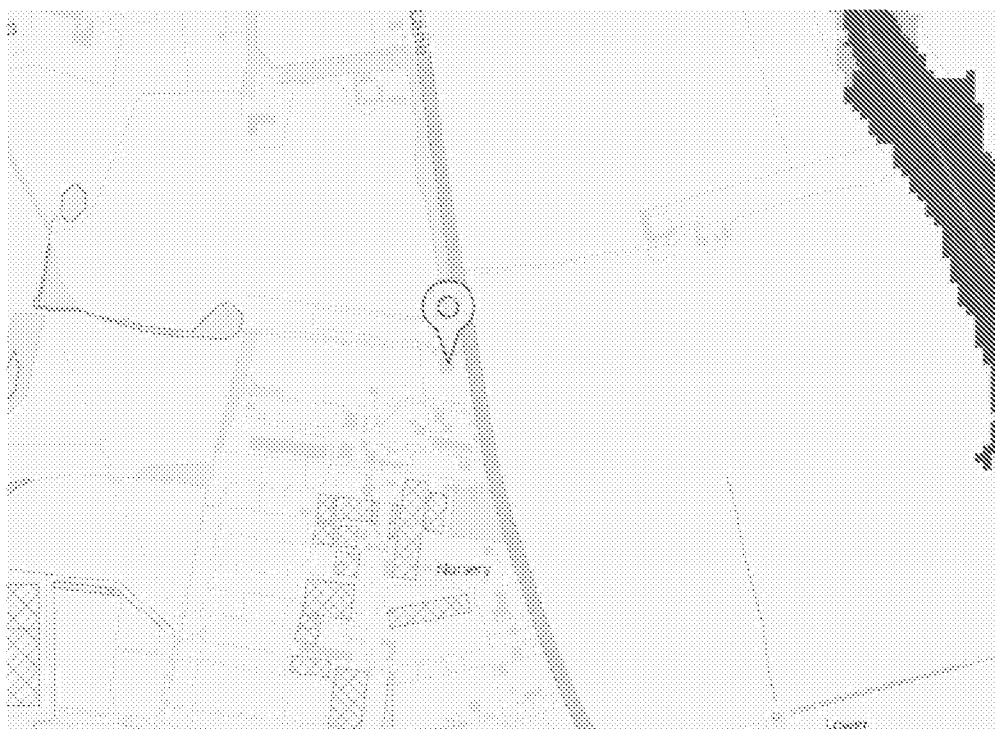
Total: 589sqm

Percentage Increase: 59.5%

Although each proposed dwelling is considerably smaller in footprint to the existing single storey house, it is more in keeping with the scale of the neighbouring properties (Rosewood 234sqm). It is considered that site allows sufficient space for the proposed development of 5 dwelling houses. The proposed garages will allow not only for car parking facilities but also covered bicycle storage.

Flood Risk Assessment

According to the Environment Agency Flood Map, the property does not fall within the areas at risk from coastal or river flooding.



(Figure 4: Environment Agency Flood Map indicating the site location NTS)

Summary

The proposed layout of the site provides adequate amenity space and parking facilities for each dwelling without the site being overdeveloped.

The proposed dwelling houses have been designed to assimilate with the existing character and appearance of properties in Walberton and to integrate into the site.

Plans and information submitted in support of the application comprise the following;

- Spindlewood Pre-app – 07.09.17 – Document prepared by Keily Planning
- DPA 01 – Existing Site and Location Plans
- DPA 02 – Proposed Site, Location and Visibility Splay Plans
- DPA 03 – Proposed House 1 Plans
- DPA 04 – Proposed House 1 Elevations
- DPA 05 – Proposed House 1 Elevations
- DPA 06 – Proposed House 2 Plans
- DPA 07 – Proposed House 2 Elevations
- DPA 08 – Proposed House 3 Plans
- DPA 09 – Proposed House 3 Elevations
- DPA 10 – Proposed House 4 & 5 Plans
- DPA 11 – Proposed House 4 & 5 Elevations
- Design and Access Statement