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DESIGN & ACCESS STATEMENT

Erection of a Single Three Bedroom Dwelling: Site @ Church Farm Bungalows Binsted Lane, Binsted, Walberton, West Sussex. BN18 0LN

Description of Locality & Proposition

The site is located in a rural but established residential area with a varied mix of housing in an area generally being of rural character. Day to day shopping is found locally in Walberton village which is well served by public transport with a regular bus service.

The site comprises of former and since partly-demolished pair of semi-detached chalet bungalows with separate 'outside' single storey utility and WC's, off-street parking fronting a private access driveway serving just this site and one adjacent property. The part-demolished properties are replaced by a single three-bedroom residential unit. Although outside the built-up boundary the site and the subsequent continuation of a residential use is established by Certificate of Lawfulness - Appeal WA/8/15/CLE.

The original properties were generally constructed to a poor standard (now demolished other than for concrete ground floor slabs to DPC level and brick chimney stacks) were vacant for some years while the site owner attempted a gain in planning permission. Gaps over the years between applications were because of the land owners personal reasons.

Social/Economic & Planning Context

There was an implemented permission for the demolition of the existing property and an outline application to replace two dwellings approved conditionally under WA/44/99 06-08-1999. Thereafter a certificate of lawfulness by Appeal WA/8/15/CLE 15-02-2016 confirmed that any such residential use was never abandoned and on this basis a replacement of the dwellings is acceptable.

Policy/s PPS1 & PPS3 actively encourage the redevelopment of redundant sites in accessible areas to provide new homes meeting the needs and demands of the community. The Local Plan encourages the provision of new housing on brownfield sites which is the case here and the draft national planning framework states that at the heart of the planning system is a presumption in favour of sustainable development.

Similarly the 'regional spatial strategy for the southeast' encourages the reuse of urban sites for new housing.

Involvement of Local Interest

Clearing the site met with no opposition. This scheme for a single dwelling is not seen as bulky or intense and by virtue of its size, height and being of a sympathetic design is not considered incongruous with the mix of house designs seen in the locality.

Such a scheme for one house provides a further housing-mix meeting an identified need.

Design Principles

The design principle is established where both Planning Policies and Government Advice support the effective and efficient use of land. Policy GEN7(ii) requires new developments to respond actively and respect local characteristics. Such compliance will be seen by granting permission in this instance.

The proposed elevation treatment is designed in appearance to that of a traditional barn-style structure, sitting on a fair-faced brick plinth with light-stained feather-edge natural timber weather boards over the external walls and a clay-effect tiled roof covering there over. This takes the form of a smaller domestic scale, more so when using sloping dormer roof-lights mimicking those seen on the all be it thatched-roofed adjacent property. There is also a traditionally-built working 'chimney stack' to accord with what remains on site today. The scheme is a traditionally-materialled home with a lowered and gently pitched natural clay-effect roof to concur with pre-app advice sought 06/10/16 Ref: PAA/180/16.

The scheme has an internal ground floor area of 95.16M² excluding a glazed porch area and chimney recess. The first floor area is measured with ceiling heights above 1.5M as 80.916M². The proposal accords with policy DDM2 which sets out minimum internal space standards to meet the needs of occupants although in this instance there is in excess of a 79M² internal floor area & room sizing to suit a three-bedroom dwelling.

Layout

The single house sits predominately where two chalet bungalows are sited and 'fronts' Binsted Lane with private off-street parking in excess of two spaces along with rural-style gardens surrounding the property more than compliant with Policy DDM3. The site is generally level with an east-west orientation together with a further smaller amenity area historically used for vegetable growing set east of the private access driveway.

Off-street parking is provided for a minimum of two vehicles by way a detached car port & a covered cycle store to support national sustainable transport policies. There is further vehicle parking and a hardstand-turning area in front thereof.

Appearance & Evaluation

The scheme proposed will deliver a type of housing for which there is a demand in the area. The layout is carefully thought out to reflect and respect the character seen within the surrounding area. At the same time it has been designed to provide a high standard of living accommodation which will not harm the living conditions of other local residents.

Over/3

Scale

The scale and massing of the proposal is seen as being compliant with Policy GEN7 and accords too with other property in the locality.

Access - Highways & Parking

Both vehicular and pedestrian access exist, currently serving an adjacent residential dwelling known as The Glebe House and two former chalet bungalows. Replacing the now partly-demolished property with a single unit will not intensify the use where the private driveway intercepts the highway. It is acknowledged the visibility at this point might be seen as substandard but given the fact there is a lesser use for one dwelling as opposed to the replacement of two dwellings the access is less intensified.

Reference too should be drawn from the contents of the WSCC Strategic Planning Consultation sought 18/11/16 - Reference PRE/266/16 copy/s of which form part of this application together with drawing number 2088-02 which demonstrates 'visibility splays' along Binsted Lane.

The dwelling proposed will have cycle racks placed within either a garden store or the car port provided to hold a minimum of two cycles in support of local and national sustainable transport policies.

Flood Risk Assessment

The site is classed as not being located within an area at risk to flooding and the proposal should not increase the risk of flooding in the area. A further submission will demonstrate a proposed Surface Water - SUDS and soak away design post appropriate groundwater monitoring undertaken over the coming winter months.

Refuse and Waste

The proposal will have ample space for the storage of refuse and recycling waste sited within the amenity space/s where easy pedestrian access is provided. In addition a 'weekly' collection point might be provided fronting the site as with some but not all local property. The precise location of which is flexible.

Landscaping

This is a matter mindful of Policy/s DDM3 - GEN7 for off-street parking and minimum rear garden amenity space requirements. The site offers in excess of a garden depth of 10M and an area of 102M2 and more than comfortably complies with these requirements.

Over/4

Biodiversity & Ecology

There are no trees nor soft landscape or hedgerows that exist on the site of particular significance. However, the site is generally well screened from Binsted Lane and there is a present mixed hedge-line formed by Cypress fir and privet which although being reduced in height is retained as a suitable habitat for nesting birds.

Conducting a Biodiversity & Survey report in this instance was not initially seen as applicable but noting comments within Pre-App Advice PAA/180/16 dated 7/11/16 this has since been undertaken. A report prepared by GPM Ecology of Haslemere, Surrey dated 19/12/2016 and the recommendations therein form part of this application.

Contributions Payable

The proposal is for less than ten units therefore an S106 or otherwise agreement by way of a Community Infrastructure Levy is not applicable.

Conclusion

The proposal has been carefully evaluated against both the relevant adopted and emerging Policies to accord with those requirements. The overall site is of more than adequate size to accommodate the replacement of two part-demolished chalet bungalows with living accommodation over by this proposal of a single three-bedroom dwelling and is one where the writer trusts ADC Local Planning Authority will look favourably with a recommendation to approve this application.

19/12/16

S. J. Arch

For & on behalf Binsted Farms Ltd