

4/15/11.

DESIGN AND ACCESS STATEMENT
FOR
PROPOSED PLANNING APPLICATION
FOR
PARTIAL CHANGE OF USE
AT
LONGACRE BUNGALOW
MAYPOLE LANE
YAPTON
WEST SUSSEX
BN18 0DR

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1.0 Introduction

This design and access report is to accompany a full planning application for partial change of use of the existing detached domestic residence to incorporate a day nursery facility of a D1 nature.

The proposal is to convert approximately 50% of the ground floor of the existing property to the day nursery.

The local planning authority is Arun District Council

2.0 Location

The property is known as Longacre Bungalow and is located in rural surroundings of Yapton village with access to Maypole Lane. It lies to the south of the railway line, with Farmland to the South and West of the property. The Maypole Pub lies immediately next to the property and the Longacre permanent residential caravan park is next to the pub.

Maypole Lane provides vehicular access to all of these properties and businesses.

The property Longacre bungalow is 1 mile from the centres of Walberton, Yapton and Barnham and so is also accessible by walking and cycling and has bus stops on both sides of North End Road at the end of the Maypole Lane. This implies that the property is in a sustainable location as it can be accessed by means other than cars.

3.0 Planning Policy and Background

Longacre Bungalow is approximately 65 years old and was built by its first owner and his family have lived in the bungalow up until 3 years ago when it was sold on the open market for the first time to the current owners.

It has recently been extended and is compliant with current Building Regulation requirements.

The principle of running a business on the property was discussed with the duty planning officer in February 2011 and it was explained that a full planning permission would be required but that the decision would be made on fact and degree with each situation for change of use being judged on its own merits. In principle would the change of use be incidental to the enjoyment of the dwelling.

The Longacre bungalow site is approximately 2 acres and careful design will mean that the existing dwelling area of the building will not be inhibited in any way. The grounds allow for ample parking and the current lane is capable of

supporting the traffic use to residences and the pub whose business can be very good and attracts many users. The additional road traffic that the change of use will bring will not overburden the current infrastructure and will not inhibit the enjoyment of the area by local residents bearing in mind the only immediate neighbour the property has is the Maypole pub which is currently divided along the boundary by a 12 foot laurel hedge.

4.0 Design Principles

The philosophy for the design of the change of use is to maximise on the assets of the current property and gardens. The building will give an impression of wholeness whilst only using a fraction of the ground floor footprint. The gardens have been designed to give maximum quality outdoor areas but also keeping separate space for the domestic dwelling portion of the property:

Design Aims

- To respond positively to the site's character and countryside location
- To create a positive visual enhancement of the locality
- To integrate building and landscape design to create a seamless flow between the existing dwelling and the proposed use and its wider environment.
- To minimise any harmful impact on adjoining farmland and wildlife ecology.
- To promote the use of sustainable energy technologies and construction methods.
- To make efficient use of the land available
- To take into account any noise disturbance to neighbours from the business use.
- To comply with part M of the building regulations
- To allow safe movement of pedestrians and vehicles.

5.0 Site Analysis

The site is currently accessed by a gate from Maypole Lane and is relatively flat and raised above the road height.

The site is generally covered in a mixture of small shrubs, grass, boarders, and a small number of mature trees and hedging.

The site has mains drainage for foul and surface water discharge, mains water, electricity and a telephone service. The site also has oil storage in a compliant bunded tank.

The Environment Agency has confirmed that the site lies in flood zone 1 (the lowest area of flood risk) and any application on this site will not require a flood impact assessment.

6.0 Use

The site lies within the countryside and has consent for residential domestic dwellings. The proposed change of use is for a section of the ground floor to be given D1 use.

7.0 Layout

The proposed area for change of use is highlighted, in pink, on drawing LB/BR/02/ submitted as part of the planning application.

The existing house is located mainly centrally and to the front of the site and the change of use portion will have a GIA of approximately 95m². The existing access point will be retained with a new tarmac drive, following the existing route, and gravel parking areas which will include 1 highlighted disabled parking bay marked up to comply with current regulations.

The layout of the gardens has been designed to take advantage of the views of the open countryside to the south and west of the property and the land beyond the application site in the applicant's ownership.

Existing mature laurel hedge boundaries will remain in situ and will be further enhanced by the planned hard and soft landscaping.

No reduction of young and mature trees will take place.

Traffic movements to and from the site should not be significantly enhanced as to be detrimental to the infrastructure or the other land user's.

Any new external lighting will be bat friendly although there is no evidence of bats roosting on the site, they are close by.

8.0 Scale

Drawing scales meet those requirements as laid out in the planning application guidance.

Separate floor plan layouts are attached and are of a scale 1:100.

9.0 Appearance

The current architectural appearance of the existing building is of traditional architectural vernacular using stock bricks and rendering and plane terracotta pan tiles and painted weather boarding on the rear elevations. There is no need or intention to change the current appearance of the property other than the installation of a new front door which it is intended will be an amendment to an existing planning application and building regulations application.

10.0 Access

The current extension has been designed in accordance with part M of the building regulations and the amendments will also comply with part M.

A) Vehicle and Transport links

Vehicular access to the site utilises the existing site access from Maypole Lane, with the internal site area laid out with parking for 9 cars and 1 disabled parking bay. An addition of cycle storage will also be included in the landscaping.

Pedestrian access is as above from Maypole lane but will be segregated from the vehicle access once on the property.

Adequate vehicle and pedestrian sight lines in excess of 2.4m x43m are shown on the block plan LB/Site/01 and the Location plan LB/BR/02/.

B) Inclusive Access

Internal designs have being considered and already allow for inclusive access

- All doors have a clear width of 800mm
- All approaches to doors have 900mm width when head on and over a meter in other cases
- All switches and sockets are located between 450 mm and 1200mm from floor level. Those existing ones that do not will be moved.
- Level access will be created when the new front door is installed via a planning amendment.

11.0 Sustainability and Conservation

- The building is orientated on an East West line to maximise on natural heating and cooling.
- The extension construction has been built in compliance with the new building regulations part L approved document and the existing construction has enhanced levels of insulation, double glazing, and low energy lighting.
- High efficiency vacuum tube solar panels supplement the hot water provision which comes from a condensing boiler.
- All lighting is low energy LFE lamps where possible
- Water butts are used to capture rainwater and rainwater harvesting is being considered as a future project with investigations into grant availability continuing.
- Heating is provided from a condensing boiler and much of the property utilises under floor heating.
- Sustainable construction methods have been utilised where possible
- Provision of a cycle store has been incorporated into the hard landscaping

- Provision of recycling facilities has been incorporated into the hard landscaping.

12.0 Conclusion

- The partial change of use will have little or no impact on the current use of the property or the surrounding area and facilities but may enhance the local economy.
- The proposal meets the design principles set out in section 4.0
- The proposal is in line with relevant planning policies set out section 3.0
- The proposal will not compromise the adjoining countryside
- The proposal will comply with the DDA and part M of the Building Regulations
- The proposal will not adversely affect noise levels and cause disturbances to neighbours

It is therefore respectfully requested that the planning application for partial change of use be approved.