



design and access statement

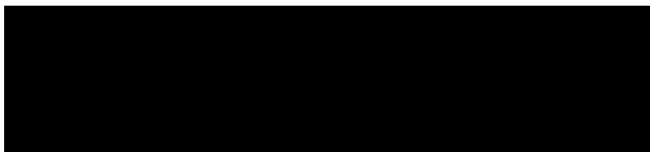
Prepared on behalf of the applicant:
PRIME SECURITIES LIMITED.

In respect of:
AN OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR RESIDENTIAL
DEVELOPMENT OF A CHALET BUNGALOW.

Location:
LAND NORTH OF KINGSWOOD AND KINGSCLARE – KINGS CLOSE.

Prepared by:
CRESCENT DESIGNS (SUSSEX) LIMITED

Date: 24 FEBRUARY 2021



1.0 Introduction and background

PREVIOUS APPLICATION

Instructions to submit the current outline application for a Chalet Bungalow with all matters reserved follows a previous full planning refusal reference Y/97/20/PL dated 26 November 2020 for 2 No 3-Bedroom semi-detached dwellings.

Reason 1 of the previous refusal stated:

The site, by virtue of its character and close proximity to neighbouring dwellings, is considered unsuitable to accommodate the proposed development without causing demonstrable harm to the residential amenities of adjoining properties through overbearing and overshadowing.....

The current outline proposal seeks to address the above reason by reducing the number of dwellings proposed from two to one and promoting the principle of a chalet bungalow on the site to reduce impact on the adjoining properties.

Reason 2 of the previous refusal stated:

Insufficient information has been provided to enable the Local Planning Authority to consider the impact on protected species and whether the proposal results in a net gain in biodiversity.....

On the basis that the application is submitted in outline with all matters reserved the applicant has requested that any Ecological Study (Phase 1 Habitat Assessment) requirement is secured in this instance by way of a planning condition.

The site lies on the east side of Kings Close some 30m south of the junction with Main Road and comprises a vacant plot of land previously part of the garden areas of the existing dwellings Kingswood and Kingsclare.

The existing site is bounded to the north, east and south by an 1800mm high timber fence separating the site from the neighbouring residential properties and an 1800mm high timber fence and field gate with crossover fronting Kings Close.

The applicant Prime Securities Limited are the owners of the proposed plot and wish to promote the development of the site for a family dwelling.



Approaching existing site frontage from the north.



Approaching existing site frontage from the south.



View of existing site frontage from west.

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2.0 Character and Physical Context of the Site

The site is within a residential area characterised by a mixture of dwelling types and varying heights up to 2.5 storey. The appearance of the area is characterised with pitched roofs of plain tiles and slate over stock brick walls with feature boarding, render and tile hanging at first floor level.

The site:

- Is a vacant area of land with a Garden Room Type Log Cabin towards the northern boundary and a few small trees / shrubs dotted around the boundaries. The site measures some 15.9m in width and some 30.8m in depth providing a site area of approx. 0.049 Ha. The site's existing topography is generally level.

- The northern boundary is formed by a 1800mm high timber fence separating the site from the adjacent detached dwellings April Cottage and The Lilacs.
- The eastern boundary is formed by a 1800mm high timber fence separating the site from the end of Beverley Close and the rear gardens of the terraced dwellings 9 and 10 Victoria Villas.
- The southern boundary is formed by a 1.8m high close boarded fence separating the site from what appears as the northern of dual garden areas (north and south) of the detached dwellings Kingswood and Kingsclare.
- The western boundary is formed by a 1.8m high timber fence and field gate with an existing crossover fronting Kings Close and the opposing semi-detached dwellings 5 and 6 Kings Close.



3.0 Site Evaluation

The following features constraints and opportunities have been identified:

- The site offers the opportunity to provide an additional family dwelling, within the built-up area of Yapton.
- The impact of the proposed development on both the North and South boundaries of the site will require careful consideration at reserved matters stage.
 - To the north
 - April Cottage due to its orientation presents a side elevation incorporating a single storey addition to its southern boundary, the main garden amenity space appears to lie to the north and east.
 - The Lilacs incorporating a single storey addition on its southern side is positioned on its plot particularly close to its southern boundary with what appears as garden amenity space to the north.
 - To the south
 - Both Kingswood and Kingsclare present a garden amenity space to their northern boundaries and appear to also benefit from a garden amenity space to the south.
- The width, depth, and area of the site, whilst also considering the character of the surrounding area would suggest the site might accommodate 2 smaller dwellings, or one larger dwelling to promote the efficient use of land.
- The generally level topography of the site should promote and facilitate safe and inclusive access to the proposed development.

4.0 Use

As a residential proposal the scheme is in keeping with its surroundings as it is within a residential area. The proposed use is therefore considered acceptable.

5.0 Amount

The outline planning application seeks approval for a single dwelling in a detached chalet bungalow format. The provision of 1 dwelling on a net site area of 0.049 Ha provides a housing density of approximately 20 dwellings per Hectare comparable with the immediately adjacent dwellings on the east side of Kings Close.

6.0 Layout

Layout is not included as part of the submission for outline planning approval.

7.0 Scale and Massing

Scale is not included as part of the submission for outline planning approval.

8.0 Landscaping

Landscaping is not included as part of the submission for outline planning approval.

9.0 Appearance

Appearance is not included as part of the submission for outline planning approval.

10.0 Access

Access is not included as part of the submission for outline planning approval.

11.0 Foul and Surface Water Drainage

Referring to the Planning Validation Interactive Map the site lies within the Lidsey Foul Water Treatment Catchment Area.

FOUL DRAINAGE

A Foul Water Sewer appears to be available adjacent the site in Kings Close.

FLOOD AVOIDANCE

Referring to the Environment Agencies Flood map for Planning the site defined by the red line planning boundary is within flood zone 1, an area with low probability of flooding.

SURFACE WATER DRAINAGE

It is anticipated that any detailed surface water drainage strategy, monitoring of ground water levels and percolation testing that may be required will be secured in this instance by way of planning condition.

12.0 Land Contamination Assessment.

The previous use of the land comprising the site was domestic gardens and this appears to date back to circa 1937. A desktop study previously commissioned by the same applicant in 2013 in connection with the site to the west of Kings Close, now developed, identified several potential contamination sources on that site.

The historical land use data in the above report appears to also identify an area east of Kings Close including the site the subject of this application as follows:

- Potentially Contaminative Industrial Use (Past Land Use)
- Potentially Infilled Land (Non-Water)

Contamination is not suspected on the site however the above is noted for transparency.

13.0 Bio-Diversity

On the basis that the application is submitted in outline with all matters reserved the applicant has requested that any Ecological Study (Phase 1 Habitat Assessment) requirement is secured in this instance by way of a planning condition.

14.0 Conclusion

As an outline planning application with all matters reserved the proposal provides the opportunity to provide in principle:

- A family dwelling in a sustainable location within the built-up area in line with national and local planning policy objectives.

END.