ARUN DISTRICT COUNCIL:Y/6/08/

DESIGN & ACCESS STATEMENT

FOR

LAND TO SIDE OF 23 PARK ROAD, YAP TON

EXISTING SITE



Currently the site has a detached single dwelling with access via Park road. A private side road feeds to the double garage to the rear of the property.



The site area is approximately 1361m² (0.1361Ha).

The development is surrounded by a mixture of bungalows and large detached properties. To the rear of the site there is a new development of 9 houses and 4 flats under planning reference Y/41/07/BR.



PLANNING HISTORY ON THE SITE – TAKEN FROM ARUN DISTRICT COUNCIL

REF	Location	DATE	Development Description	Type	Status
Y/48/00/	23 Park Road Yapton	22/09/2000	Outline application for single dwelling	Planning - Plan Application	Approve Cond
Y/60/00/	23 Park Road Yapton	20/12/2000	Outline application for single dwelling	Planning - Plan Application	Refused
Y/3/01/	Adj 23 Park Road Yapton	19/01/2001	Approval of reserved matters following the grant of outline permission Y/48/00/ for a detached dwelling	Planning - Plan Application	Approve
Y/22/02/	23 Park Road Yapton	04/03/2002	Demolition of existing dwelling and erection of two new detached dwellings.	Planning - Plan Application	Withdrawn
Y/30/03/	23 Park Road Yapton	02/05/2003	Extension to rear of property	Planning - Plan Application	Approve Cond

As you can see there has been some passed application relating to new dwellings, one of which was built under planning reference Y/3/01 to the left side of No. 23 Park Road. Below is a Photo of the built development.



THE PROPOSAL

Using the Headings from CABE I will explain more about the development

USE

The Proposed use for this development is a single detached 5 Bedroom chalet bungalow with double garage to the side.

AMOUNT

As explained above this is solely for a single dwelling. The development site area is 1361m² (0.1361Ha). Our development is to use 531m² (0.0531Ha). The will be right of way over the front access strip.

LAYOUT

The development is situated in a triangular piece of land. We have tried to arrange the windows so that they are not overlooking any of the surrounding buildings and that the surrounding buildings do not overlook us. We are looking at keeping the existing side access of No. 23 to enable access into the site behind.

SCALE

The scale of the development has been taken from the surrounding properties and thus these are very large properties with extensions added on at a later date. We have tried to create the best possible space, to try and avoid future planning application for extensions.

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LANDSCAPING

The existing site is generally gravel upto the existing garage and then grass beyond that. There are hedgerows to the right of the site and fence panels/ brickwork to the rear.

Our proposal is to minimize the amount of hard landscaping and come up with a landscaping design which works in the existing site. A few additional trees will be planted to give a bit more protection.

The hard surfaces will be designed to give level access into the new dwelling and provide a non slip surface for those bound to wheelchair and the elderly.

A landscaping design will be forwarded if Planning is granted.

APPEARANCE

The Design principles for this development have come from styles around the surrounding areas. Please refer to the plans indicating our materials for the development.

ACCESS

In connection with Transport links around this area, the nearest train station is 1.50miles from the site.

Accessing the site is via an existing drive which will be made good to allow for a path upto the new dwelling using non slip paving slabs and relevant rest areas.

The entrance of the dwelling will have a level access with the relevant platform in front of the door.

Once in the dwelling the doors and widths of the corridors will be designed to meet the require regulations set. On the ground floor we are intending to provide a WC and designed in such a way to accommodate the wheelchair user and to meet the required regulations.