PLAN RIGHT

Design & Access Statement





7 The Avenue

Shoreham-by -Sea

BN43 5GJ

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By Plan Right

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INTRODUCTION

The proposal is to remodel the existing bungalow by raising the roof ridge to provide two-storey accommodation on a similar footprint. The proposal comprises a traditional style pitch roof house with front gable, integral garage, front first floor balcony and south facing conservatory.

PLANNING POLICY

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless other material considerations indicate otherwise. The approved Development Plan in relation to this site comprises the saved policies from the Adur Local Plan (1996-2006).

National Guidance sets out its agenda through the publication of a number of Guidance or Planning Policy Statements. Of particular relevance to this application is Planning Policy Statement 1 (Delivering Sustainable Development ODPM 2005).

PPS1 sets out the government's key objectives for the planning system, which include, amongst other things, its commitment to protecting and improving the environment and requires at paragraph 18 that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design. Similarly at paragraph 34, it is recognised that good design is divisible from good planning.

Adur Local Plan (1996-2006)

The saved policies relevant to the planning application are AG1 and AH7.

AG1 is a general policy relating to the built-up area and states that within this boundary, permission will normally be granted for proposals that do not detract from the existing local urban environment.

AH7 relates to extensions and alterations to existing houses and bungalows and states that proposals will be expected to not result in an unacceptable degree of overlooking, loss of natural light or have an overbearing effect on neighbouring dwellings, the design and materials should be sympathetic to both the original dwelling and the area in general, not take up an excessive proportion of the existing garden, have acceptable access and parking provision and Supplementary Planning Guidance in the form of accord with standards adopted by the planning authority.

Development Control Standard 3 – Extensions & Alterations to Dwellings.

This document lays out the requirements that such proposals should adhere to. This includes the effect the proposal may have not only on surrounding properties but also on the original dwelling. Effects include; loss of natural light, overbearing effect, overlooking as well as loss of symmetry and the impact overly large dormers may have on the visual amenity of the area.

PLANNING ASSESSMENT

Site & Surroundings

The site comprises a detached single-storey dwelling situated in a spacious plot on the north side of The Avenue, an established residential area. The dwellings within the area are in the majority detached. There is little uniformity within the street, with a mix of two-storey dwellings and bungalows. Adjacent to the application property is a 1930s two-storey detached dwelling to the west and a chalet bungalow to the east.

Planning History

There is no relevant planning history attached to this site.

Principle of development

The principle of development is acceptable under the provisions of PPS1 and the relevant policies and design standards of the ALP.

USE and AMOUNT

The exiting use of the property is residential and the proposal to raise the roof ridge in order to build a first floor to enlarge the residential accommodation will not change the current use. The footprint of the bungalow will remain similar to existing with the front of the garage and entrance hall extended to be in line with the front gable projection. The internal accommodation is to be altered and a glazed conservatory style extension added to the front elevation to maximise the southern light into the kitchen/dining area. The proposal comprises a new first floor to create 4 bedrooms, one with an en-suite shower room and a family bathroom. A balcony with glazed privacy screening will be an integral feature of the remodelled property running across the entire front elevation of the dwelling at first floor level. The roof will be raised with a pitch appearance and due to the slope of the land will remain of a lower height than the 2 storey dwelling to the west. No conversion of the loft space is intended.

Policy AG1 and AH7 are the relevant policies. AG1 is a general policy concerning development within the built-up area and allows for proposals to be granted planning permission subject to conforming with other relevant policies within the Local Plan. AH7 requires all extensions to be well designed, sited and detailed in relation to the building to be extended and not resulting in harmful impact on both visual and residential amenity. The proposals will not give rise to any harmful impacts on either residential neighbours and respects the existing street scene. Therefore it is considered that the principle of development is appropriate.





SCALE, LAYOUT & APPEARANCE

The scale and appearance of the dwelling will create a building more compatible with its immediate neighbours. Currently a single-storey dwelling between a two-storey dwelling to the west and a chalet bungalow (with a large 2 storey rear extension) to the east, it appears out of scale when viewed together with its neighbours. Although this does add interest within the street scene, the proposals will be in scale with those surrounding it and will improve the appearance of the building when viewed within the street scene.

The layout of the remodelled dwelling remains typical of any 2 storey house with sleeping accommodation at first floor level and living accommodation on the ground floor.

The dwellings current appearance is plain with no ornament. The proposals will enhance the appearance of the dwelling within the street scene relating sympathetically to those existing. The finish is proposed to be smooth render painted white with a natural slate roof. The doors and windows will be grey powder coated aluminium, giving the property a contemporary appearance that will not appear out of place within the street and general area.

The adjacent properties will not be harmed by the proposals and the proposal will not give rise to any loss of daylight/sunlight or amenity. The balcony facing south is provided with privacy screening to prevent undue overlooking. However as this would be to the front gardens and driveways of the adjacent properties, there will be no loss of amenity within any private areas. The garage is to be extended forward by 2m. There are 2 side windows on the east facing flank wall of no 5, but these windows are already obscurely glazed and do not provide views into any principle rooms of that dwelling (it is believed they are stair lights). The extension of the garage will not have any detrimental effect on this property.

The two-storey element of the proposal will be set back from the existing ground floor by approximately 1m on the west side with the first floor side extension (which comprises bedroom 4) set back a further 2m from the front elevation of the ground floor and extending only 4.5m back. The first floor then steps back a further 2m so it is built flush with the original west side walls of the bungalow, some 3m from the boundary, for the remaining 7m.

The existing boundary treatment (1.6m high close boarded fence) with mature shrubs (growing along the boundary in the adjacent garden) will remain providing sufficient screening.

SCALE, LAYOUT & APPEARANCE cont

The proposal will have little effect on the chalet bungalow to the east which stands on higher ground and has a very high evergreen hedge running along the common boundary. This boundary has a dog leg where it meets the public highway which, coupled with the mature tree and shrub screening to both sides, obscures much of the application property from the highway and from public view points. There is an approximate gap of 5m between the west elevation of no 9 and the common boundary and as there are no windows proposed (aside from an obscurely glazed fixed shut glazed panel to provide light to the stairs) on the first floor of the application property, there will be no loss of privacy (by way of overlooking) to this neighbour. The application dwelling already extends further into the rear garden than both its adjacent neighbours and therefore no overlooking into the private patio areas of the neighbouring properties will occur.

The application property



East side common boundary (taken from the driveway)





view of the property from The Avenue (looking west and east)

ACCESS

Off-street parking is existing in front of the garage and cycle storage provided for within the garage. The access to the site will remain unaffected.

LANDSCAPING

The dwelling already benefits from a mature garden and no further landscaping is proposed.

ENERGY EFFICIENCY

The proposals have been designed to be energy efficient both with the use of materials and internal insulation along with energy efficient bathroom fittings such as dual flush toilets, aerated taps, rainwater style showers and smaller shaped baths. Care and attention will be taken when ordering materials for the construction of the extensions that there is no over ordering and local contractors and suppliers used to prevent unnecessary lengthy transportation of goods and materials. A waste Minimisation Statement accompanies this application.

LIFE TIME HOMES STANDARDS

As the application relates to an existing welling and comprises re-modelling to the current owners specifications, Lifetime Homes Standard do not apply. However, the proposed layout of the property has been designed with the Standards in mind to facilitate any future modifications that may be required.

SUMMARY

The proposals to remodel and extend the dwelling are acceptable in principle. The design of the scheme is in keeping with a typical design for a 2 storey dwelling and will be in-keeping within the general street scene and create a more attractive, interesting looking dwelling without compromising its adjacent neighbours. The scheme complies with the criteria laid out in the relevant policies and does not cause any harm to residential amenity.

There will be no discernable impact on volume of traffic and no on-street parking or changes to the access are required. All building materials will be sourced locally to prevent unnecessary journeys and a Waste Minimisation Statement accompanies the application with more details.