ADUR DISTRICT COUNCIL
PLANNING SERVICES
APPROVED
DATE 16 APR 2008

PLANNING/DESIGN STATEMENT FOR PROPOSED DEVELOPMENT OF 2 SEMI-DETACHED HOUSES AT:
170 BRIGHTON ROAD, LANCING, BN15 8LL

(2 pages)

USE:

The proposal is for the redevelopment of an existing single house (currently divided into two flats) to provide two new family dwellings. Therefore the existing residential use will remain unchanged. There are no policies which suggest that a continuation of residential use is inappropriate.

PLANNING
PLAN No. A/0600/23/08
DATE RECEIVED 15 JAN 2008

AMOUNT:

The proposal is for an intensification of an existing use. National and local planning policies require the more efficient use of land within the existing built up area. A number of the existing adjacent properties have already been converted to provide both 2 and 3 houses on similar plots which would imply that this property is capable of accommodating the proposed intensification of use.

SCALE:

The existing original houses are two-storey to the Brighton Road frontage and step up to accommodate the change in level from north to south across the site, being single storey at the upper level. Past redevelopments of nearby properties have increased this scale having two storeys to the south elevation, thus demonstrating that this location can comfortably accommodate such a change.
This format permits the continued provision of family accommodation whilst negating the potential flood risk. (see flood risk assessment)
The proposed redevelopment preserves the view and scale of the street scene by a continuation of the strong existing eaves line on adjacent houses, with the upper floor accommodated with the roof slope to the north elevation as per previously approved schemes.

LANDSCAPING:

The existing landscaping on the site will be retained at the rear with the addition of sustainable timber boundary fencing.
All surfaces to the street frontage are paved and this will be the case in the completed scheme. The rear gardens will be landscaped using plants and materials appropriate to their exposed situation. All paving and vehicular areas will constructed using materials sympathetic and similar to other properties in the immediate vacinity.
The total outside amenity space provided for each dwelling will be well in excess of 100m^2

APPEARANCE:

The south side of Brighton Road is a ribbon development of typically two and three storey detached houses with rendered walls and pitched tiled roofs, a number of which have been more intensively re-developed over recent years. Number 190 is typical of an existing dwelling recently redeveloped to provide 3 semi detached houses.

L/117/05

Redevelopment provides the opportunity to replace a house of poor quality construction with two new houses of better quality providing more sustainable accommodation.

It is proposed that the redevelopment will maintain the scale of the street scene with the upper floor contained within the roof slope. The roof pitches will be similar to those on the existing houses with maintenance of the hipped relationship with the properties in the immediate vicinity.

Windows will be of a simple and uncluttered form with a maximum of glazing to take advantage of light and view to the south.

Materials will be tiled roofs with largely rendered walls and sustainable timber cladding. The use of the cladding emphasises the maritime location and assists in reducing the overall scale of the proposal.

ACCESS:

The new houses will comply with Part M of the Building Regulations.

The visibility and safety of the existing vehicular access to Brighton Road will be maintained.