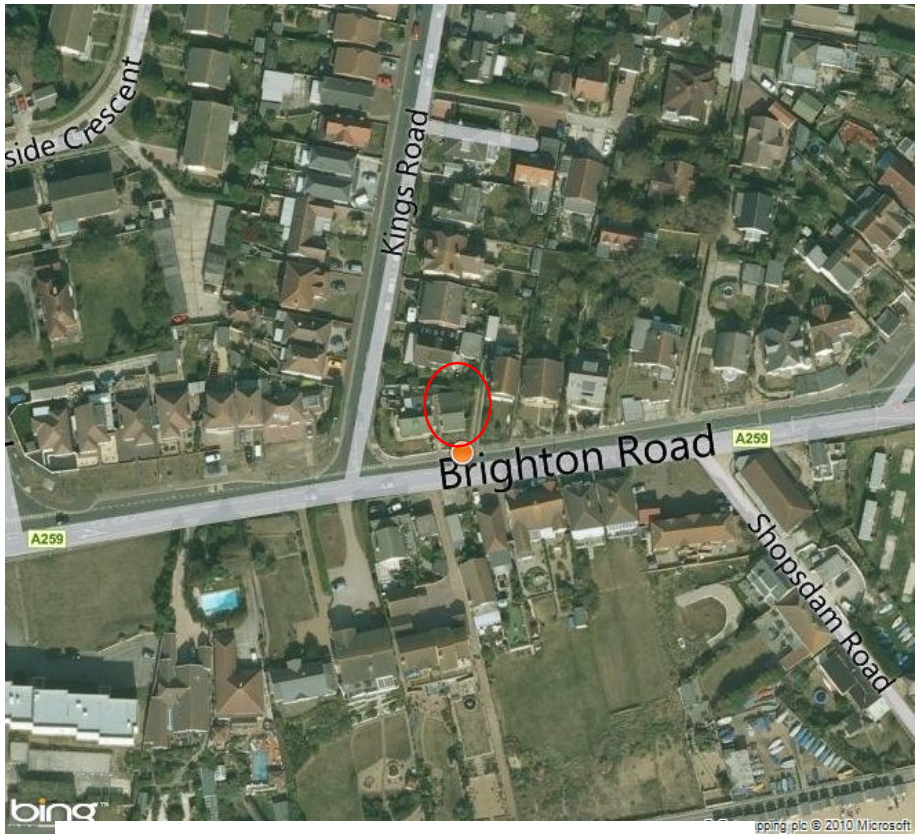
PLAN RIGHT

Design & Access Statement





189 Brighton Road

Lancing

BN15 8JB

Design & Access Statement

By Plan Right

September 2010

PLAN RIGHT

Design & Access Statement

INTRODUCTION

The development comprises the replacement of the original timber framed dwelling. The original intention was for a renovation under Building Regulations but as the worked progressed it became apparent that a re-build was required. Around the same time, the planning department sent a letter stating that they considered the repair/renovation of the building effectively a replacement dwelling requiring planning permission. The planning application therefore seeks retrospective approval for the replacement dwelling.

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) and Planning Policy Statement 3 (Housing ODPM 2006)

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.

PPS3 requires LPA's to have regard to the policies within the statement as material considerations when determining applications for housing development, paying particular regard to the using of land effectively and efficiently including assessing the suitability of the site, achieving high quality housing with a good mix of housing reflecting the accommodation requirements of specific groups in particular, families and older people, whilst not undermining wider policy objectives. It also emphasises re-using previously-developed sites as a means of relieving pressure on the countryside. Paragraph 15 states "it is important that full and effective use is made of the land within the existing urban areas, there are many opportunities arising from conversions, improvements and development, for bringing into use neglected, unused or derelict land, as sites suitable for small-scale housing schemes".

Adur Local Plan (1996-2006)

The saved policies relevant to the planning application are AG1 and AH2

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.

AH2 allows for new residential development by way of infilling or redevelopment in the built-up area, providing the site is not allocated for any other purpose in this Local Plan. Any proposal will be expected to be designed so that:-
(a) its appearance, character and scale create a pleasant place in which to live and is in keeping with and enhances the existing local environment with particular attention being paid to the architectural form, height, materials, density and layout of both buildings and associated structures and hard surfaced areas;
(b) it respects the existing natural features of the site, including land form and trees;
(c) it does not have an unneighbourly effect on existing dwellings by reason of unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;
(d) it incorporates adequate standards of residential amenity for the new dwelling(s) in terms of open amenity space, daylight/sunlight,
outlook, and privacy;
(e) access arrangements to the public highway and on-site parking arrangements are acceptable under Policy AT12, and
(f) it accords with the standards adopted by the District Planning Authority

Development control Standard No 2: Space around New Dwellings and Flats.

This development control standard is concerned with minimum standards for residential development. It is largely aimed at the provision of dwellinghouses and flats on small infill and redevelopment sites.

PLANNING ASSESSMENT

Site & Surroundings

The site comprises a detached single-storey dwelling situated in a small plot on the north side of Brighton Road, 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 are similar single storey dwellings, 187 to the west has a small dormer and is built on a similar front building line. No 191 to the east is staggered backing the plot on a build line some 15m behind the front build line of the application property.

Planning History

ADC/0214/10 – Excavation of existing front garden for new driveway and parking for one car. APPROVED 31/08/10

Principle of development

The principle of development for a like for like replacement single storey dwelling is acceptable under the provisions of PPS1, PPS3 and the relevant policies and design standards of the ADLP.

SCALE, LAYOUT & APPEARANCE

The scale and appearance of the dwelling is similar to that pre-existing on the site. As already stated, the originally intended works were to renovate a run-down property. However, as the works progressed it became apparent that the property would collapse and therefore it was demolished. The replacement dwelling has been constructed on the same footprint with a similar appearance, albeit with the use of modern materials and of a construction standard to meet today's Building Regulations. The result is a more robust dwelling bit of similar height, scale and appearance as the original timber framed dwelling.

The layout of the replacement dwelling remains with a similar layout of two bedrooms, kitchen, living room and bathroom.

The dwellings appearance is plain with no ornament. The finish is proposed to be smooth render painted white with a slate roof. The doors and windows are white uPVC.

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 windows on the west flank wall are obscurely glazed as they serve a bathroom and kitchen area. The windows on the east side look over to the driveway of the adjacent property and not into any rooms. The rear bedroom windows look onto the existing 2m high close boarded fence which demarcks the common boundary with no 2 Kings Road.







ACCESS

An application for the excavation of the front garden to provide off-street parking for one car was approved under ADC/0214/10 on August 31st 2010. The pedestrian access to the dwelling remains on the west side.

LANDSCAPING

No soft landscaping is proposed. The existing boundary fences are to remain. The new off-street parking area has been approved with a permeable finish.

SUMMARY

The proposal to replace a like-for-like dwelling is acceptable in principle. The design of the dwelling is similar to that demolished and remains on the same footprint. It remains in-keeping within the general street scene and creates a more attractive 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. Changes to the access to create an off-street parking area have already been approved under a separate consent. All building materials and labour have been sourced locally in order to prevent unnecessary journeys.

There are no other material considerations and the proposal should therefore be allowed.