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Design and Access Statement
Proposed bungalow rear of 126 Broadwater Street West, Worthing

Amount of development

The existing property No 126 Broadwater Street West has a very long rear garden which it is proposed to sub-divide to accommodate the proposed development. The proposed plot, as shown in the application, includes the drive which formerly served No 128 Broadwater Street West at the rear. No. 128 has an extant planning permission for two dwellings to be built in the grounds with access direct to Lamorna Grove to the north of the proposed plot. The original drive is therefore no longer required to serve No 128.

A detached bungalow is proposed on the application site with access to Broadwater Street West. It is an outline proposal; the drawings being in illustrative form only at this stage. They show a three bedroom bungalow with a detached garage adjacent to the new south boundary.

Having regard to the characteristics of the site and the pattern of the surrounding development, it is considered that the proposal is an acceptable form of infilling within the established built up area. Combined with the existing dwelling, the development will be of a satisfactory density and it will make the best use of land without causing harm to the existing environment. It is considered therefore that it accords with Government guidance particularly that contained in Planning Policy Statement 3: Housing.

Layout

The position of the vehicle/pedestrian access and the drive will be the same as that used originally by No.128 Broadwater Street West.

The accommodation, as shown in the supporting particulars, will comprise a hall, kitchen, living room, bathroom and three bedrooms one of which will have an en-suite shower room.

In terms of its suggested siting and footprint, it is considered that the proposed dwelling will have acceptable spacing to all the site boundaries and because of its low scale and its orientation, will have very little effect on neighbours' amenities.

The bungalow, the garage and the parking spaces/turning area are considered to be in the optimum position on the site. The existing and proposed dwellings will have good sized private garden areas which will be well screened. No. 126 will retain a rear garden depth of some 12m which is considered to be ample private garden area for the occupiers of this property and will maintain adequate space towards the proposed bungalow and garage.

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The main windows are proposed in the front and rear elevations of the bungalow. The proposed dwelling (as shown illustratively) will have a rear garden depth of, on average, approximately 13m.

Use

The area is residential which will remain unchanged.

Scale

The illustrative design is such that the proposed building is low in scale. Given the space about buildings and the character of the surrounding development, the scale is considered to be appropriate for the site. It also reflects the scale of the approved bungalows in the grounds of No. 128 Broadwater Street West.

Appearance

The proposed dwelling (its suggested design) is on traditional lines and will be finished externally mainly with facing bricks, light coloured smooth render and plain concrete roof tiles. Having regard to the shape of the dwelling, its modest size and its design (which includes the small gabled bays), it is considered that the proposed dwelling is attractive in appearance and will lie comfortably in this setting. The illustrative drawings suggest a design and a layout that acknowledges the pattern and characteristics of the surrounding development.

Landscaping

There are a number of trees adjacent to the side site boundaries which are attractive features and provide an effective screen. These are shown indicatively on the submitted block plan. No significant planting will be lost as a result of the proposal – mainly shrubs and verge planting adjacent to parts of the drive and small fruit trees which will be removed to form the proposed plot.

There will be scope for more planting which will be included in a subsequent landscaping scheme at reserved matters stage. This will include planting close to the north boundary of the proposed plot.

There will be suitable boundary treatments such as tall close-boarded fences between the existing and proposed plots.

Access

The point of access to Broadwater Street West will be the same as at present. A wide vehicle crossover already exists. The drive is 5m wide at its southern end which will, if necessary, allow cars to pass in the drive. Bearing in mind

that only one dwelling is proposed, it is unlikely that there will be a significant number of vehicle movements to and from the proposed dwelling on any day.

There is a wide public footway at the front of the property and ample visibility for drivers and pedestrians in both directions along this part of Broadwater Street West. The road at the front of the site forms part of a dual carriageway with traffic flowing north-west to south-east towards the town. There is a 30mph speed limit. Vehicles do not move particularly fast at this point (drivers having just emerged from the Grove Lodge traffic junction). The site is in a sustainable location close to the Broadwater neighbourhood shopping centre.

With regard to off-road parking, a garage and a car parking space are shown plus turning area. With the space available as shown on the illustrative drawing, there would remain sufficient room for at least one further car to be parked on the forecourt in front of the garage and parking space.

The hard surfaces will have a permeable construction and/or will be laid to provide maximum surface water run-off to soakaways. There will also be space in the garage for cycle parking to provide for and encourage a non-car mode of transport to and from the site.

In terms of access to the dwelling itself, this will have a level threshold to encourage easier access and use and to comply with Building Regulations.

Appraisal of context

The site is within the built-up area of Worthing as defined in the Local Plan and is not subject to any special development constraint. Infilling is therefore acceptable in principle. Amenities and services are readily available to serve the development.

The surrounding area is residential consisting mainly of detached houses and purpose built flats. A park lies on the opposite side of the road (Broadwater Green). Bungalows have been approved in the grounds of No. 128 though not yet built. It is considered that the proposal will fit in well with the neighbouring properties and the design and scale are such that there would be no harmful effects on the living conditions of adjacent occupiers.

An established drive with good visibility will be used to serve the proposal and in terms of the use of this drive there would be no new hazard for highway users.

It is considered that the proposal complies with Structure Plan policies and the saved policies of the Worthing Local Plan (particularly policy BE1) and will make the best use of land for housing at an appropriate density without causing harm to the local environment.

Sustainability

The development will utilise existing services in a sustainable location within an established built up area. The subsequent Reserved Matters and Building Regulation applications will ensure that the proposal meets the maximum level of the Government's Sustainable Homes Code. It will meet current energy and Building Regulation requirements to produce a low carbon footprint. High levels of insulation will be provided and there will be minimal heat loss and low carbon emissions. Planning conditions requiring such sustainable measures to be implemented will be welcomed by the applicant and will be complied with during construction.

View from Broadwater Street West:



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