ECE Architecture

Design & Access Statement

**Full Planning Application
for the Construction of 2no.
Self-Build 4-Bedroom Dwellings**

**6 Furze Close,
Worthing,
West Sussex,
BN13 3BJ**

January 2024

Project Name: Full Planning Application for the Construction of 2no. Self-Build 4 bedroom dwellings.

Location: Land to No.6 Furze Close, Worthing

Client: M & J Godwin

File Reference: 7284/D05/DAS

Issue	Date	Author	Checked	Notes
Draft	06/10/23	NK	AK	Draft Issue
Draft	18/01/24	JW	AK	Draft Issue
Planning	24/01/24	JW	AK	Revised as per Client Comments
Planning	22/07/24	AK	AK	Revised description to include ‘self build’

Introduction

This Full Planning Application is for the construction of 2 new detached dwellings on a site that currently consists of a single house No.6 Furze Close, Worthing. The property owner is looking to replace the existing large, detached house so that the 2 proposed houses can be lived in by themselves and wider family. The dwellings will be constructed as self-build houses.

The existing site currently consists of a large, detached house on a double plot, within landscaped gardens mainly set to lawn with a vehicular entrance located along the eastern site boundary. The site will be accessed from Furze Close by the construction of a new vehicular entrance on the southern site boundary adjacent to No 4 Furze Close and the other proposed dwelling will retain the existing entrance to No 6 Furze Close.

The application presents a sensitively designed solution that will create 2 new dwellings which are attractive and appropriately scaled, that function successfully within the setting of the site, and most importantly that fully respect the setting and amenity of the surrounding dwellings, in particular the two neighbouring properties to the immediate south and east on Furze Close.

The proposed dwellings will add to the supply of residential dwellings within Adur and Worthing Council. This application provides a replacement dwelling for the existing 6 Furze Close and an additional dwelling with independent car parking which will contribute to this housing supply within the area.

Both of the proposed dwellings will retain generous front and rear gardens as part of the development proposal. Existing boundary planting will be retained where possible and enhanced to act as landscape buffering between the proposed dwellings and adjacent properties.

As part of the development, both proposed dwellings will be provided with 3 car parking spaces, in addition to Plot 1 featuring a three-space car barn and Plot 2 a single attached garage.

Drawings provided with the application include a Location Plan, Site Plan, Indicative Street Scene, Floor Plans and Elevations of the proposed dwellings along with the proposed outbuildings.

Assessment

Site Description and Physical Considerations

The site is located to the north west corner of Furze Close. The current house is a large, detached, double plot property with a feature gable front elevation and rear catslide roof. An existing garden room is located to the north west of the site.

Whilst nearby properties are set in large plots, No 6 Furze Close does have a particularly large corner garden for this location. The site itself is a double plot in size, confirmed by the street numbering missing out No.5 Furze Close. The site is well screened by a mature hedge along the street frontage, and significant hedges and trees also line the other boundaries. Trees and hedges along these boundaries provide good screening to adjacent properties, although some of the hedgerow will require managing and trimming back. The site currently consists mostly of grass with some hardstanding areas.

Surrounding housing comprises mostly of large detached two-storey houses, often in early to mid-twentieth century styles, although with properties mostly set back behind trees and hedges. It is noted that No 7 Furze Close has been constructed as a three-storey house with habitable rooms in the roof space served by 4no. large roof lights.

No defined architectural approach exists in the local area, with a range of materials and styles utilised.

Planning Policy

The Planning Application conforms to all relevant Planning Policy within Adur and Worthing Council. To summarise;

- Government guidance in the form of the NPPF has been fully considered in this design response.
- The principles of the dwellings put forward within this application will help to provide a housing supply to meet local needs in the future. The site should be considered as a 'windfall site', utilising appropriate and developable land within the settlement boundary.
- The scheme provides two new dwellings which are of a suitably high design quality and fully respect the surrounding area. The scheme is designed specifically to the characteristics of the site, with scale and height considered thoroughly to integrate the proposed dwelling with the surrounding area and to maintain a strong sense of place.
- The provision of a minimum of 3 car parking spaces per dwelling is in accordance with parking standards and wholly appropriate to the design of the dwellings. Cycle spaces will be provided within a secure shed within the rear garden of each property.
- Overall, the proposed scheme provides the opportunity to create a thoughtfully designed residential development with no detrimental impacts.

Design Objectives

The objective of this application is to achieve a full Planning Permission for two new dwellings with associated car parking, access and landscaping. It is considered that the principle of development, within the built-up area of Worthing, is considered acceptable subject to demonstrating an appropriate scale for the proposed dwellings.

It is considered that the use of the site for residential dwellings is acceptable, due to the considerable space available within the site at 6 Furze Close. The dwellings will maintain an appropriate sense of space to the surrounding housing particularly to the eastern boundary. The positioning of the dwellings will be considered to ensure that accessibility is addressed and the proposed relationship with adjacent properties is considered to protect residential amenity.

Design Response

Use and Amount

The development proposal provides two bespoke 4 bedroom dwellings. The proposed development is at an appropriate density which is considered entirely suitable for the location and is representative of the general character of the immediate area. The dwellings are appropriately sized in order to meet National Space Standards.

The owner of 6 Furze Close will demolish the existing house to enable the development.

Layout

The dwellings are positioned to prevent overlooking to adjacent properties, with the main elevation of each dwelling looking east to address Furze Close. The rear gardens of both proposed dwellings greatly exceed minimum garden size standards and both dwellings are set away from the site boundaries allowing for ample landscaping and excellent views to the countryside beyond.

The existing garden room building looked to the rear of No 6 Furze Close is proposed to be demolished to create space for the rear gardens of the proposed dwellings and a new triple car barn for Plot 1 will be located in the northeast corner of the site. Plot 2 will feature an attached garage.

Both new dwellings will be provided with 3 car parking spaces access off of Furze Close, with both having new landscaping and boundary treatments to mark the start of each private domain.The new dwellings will store refuse bins within garages and car barns and on collection day bring them to the site boundary on Furze Close for collection.

Cycle parking for the new dwelling will also be within a secure garages/car barn, with suitable locking facilities provided.

Scale

Both the proposed dwellings are 2 storeys in height which matches the majority of dwellings located on Furze Close. Two storeys is considered to be an acceptable scale given the amount of existing retained screening and the distance each dwelling is located from the site boundaries. Both proposed dwellings are located within landscaped gardens and have been designed to integrate with the existing Furze Close street scene.

Scale has been considered in relation to adjacent properties, particularly those to the south and east, and it is believed the separation and orientation of the proposal makes this scale acceptable.

Appearance

The proposed dwellings are designed with a simple aesthetic, with Plot 1 having mixed stock brown tile hanging at first floor level and white/off-white render at ground floor level being the predominant materials. A mixed stock brick plinth sits below the ground floor white render. Anthracite sash-effect windows and doors in a traditional appearance are proposed to complete the look. Plot 2 has a black weatherboarding finish at first floor level and mixed stock red bricks at ground floor level with light grey casement windows and doors.

The proposed roof for both plots consists of a traditional plain clay tiled pitched roof which can be found across this part of Worthing. Both front entrances are to be framed by a decorative timber porch. Feature chimneys and decorative brick banding will add character to the proposed elevations.

The elevational solution creates 2 bespoke high-quality dwellings appropriate for the site's setting and respectful of the architecture of the surrounding housing, ensuring that the proposal will fit in well with the surroundings.

Landscape

Generally, the existing landscaping located along the Furze Close boundary will be retained, particularly to the eastern and northern site boundaries. An existing group of trees consists of a mixture of Cherry, Sycamore and Oak trees which runs along the northern and western site boundaries will be retained, creating privacy for the new rear gardens and buffering the site from the surrounding countryside.

The large Hornbeam tree located at the south eastern corner of the site is a important feature on Furze Close and will be retained within the proposed scheme. The existing hedgerow that also runs along Furze Close will also be retained and supplemented with new planting where necessary. The hedgerow that runs along the southern site boundary will be retained to act as a landscape buffer between the proposed scheme and No.4 Furze Close.

An indicative landscaping scheme can be seen on the proposed site plan submitted with this application and provides supplemented native boundary planting along the southern and eastern edges of the site, along with new planting to the dwellings frontage.

Several low quality trees will need to be removed to enable the proposed scheme, for further information on the removed trees please refer to the proposed site plan and the Tree Survey which accompanies this application.

A water butt will be installed within the rear garden area to encourage the re-use of rainwater. The driveway area and all other hard landscaped areas will be provided with permeable block paving to assist with the surface water drainage strategy. A soakaway will be installed within the rear garden for surface water discharge from the dwelling.

Access

Both proposed dwellings will be accessed directly from Furze Close, utilising the existing access point for Plot 1 and a new access point located at the south east corner of the site for Plot 2. This will allow both proposed plots to have a private access point.

Parking provision and cycle storage is considered entirely appropriate and within guidance for both dwellings.

This area of Worthing has plenty of pedestrian footpaths, and cycle routes, the site also has strong links with the centre of Worthing and the several nearby railway stations. The nearest bus stop to the site is located on Hayling Rise approx.350m from the site offering efficient links to nearby Salvington and Worthing Town Centre.

The dwelling will be designed to comply with Part M of the Building Regulations, including a level threshold entrance door, correctly sized WC facilities, 838mm wide doors to all ground floor habitable rooms and wide enough corridors to allow disabled residents and visitors to manoeuvre satisfactorily.

Sustainability

A number of sustainable design features are proposed to be incorporated into the dwelling. The orientation of the buildings and the dual aspect nature of the main habitable spaces within each dwelling maximises the potential for solar gain, natural ventilation and daylight within the spaces.

An Air Source Heat Pump will be utilised within the dwelling and high insulation standards will be used for energy efficiency. Additionally, the potential for solar PV-Panels and Hot Water-Panels is considered. Dual flush toilets and flow restrictor taps are to be provided to bathroom areas. Locally sourced materials will be used wherever possible, including Sussex stock facing brick and locally grown timber as appropriate. A garden composter will be provided within the rear garden area, and refuse & recycling facilities will be provided within the rear garden on a hard surface.

Crime Prevention

The site is considered to be in a very low risk-of-crime area, however, crime prevention measures have been provided within the scheme design to achieve a development that responds to the seven key principles of ‘Secured-by-Design’.

In particular, each dwelling has a single vehicular entrance and have been designed to utilise the natural surveillance of Furze Close. The proposed development has defensible private amenity space, and doors & glazing will have laminate glass and locks to the relevant British Standard. Windows will also have locks to the relevant British Standard.

Conclusion

Overall, this full Planning Application provides a scheme that is minimal in impact in terms of development amount, scale and massing.

The proposed dwellings detailed within this application has been considered with reference to all surrounding properties to ensure that there is no detrimental impact to any existing residents adjacent to the site.

The design process resulting in this application has been rigorous and carefully considered to create an appropriate design solution that respects existing built form and creates a high-quality dwelling that is visually unobtrusive from Furze Close.

The proposed dwellings pay reference to local vernacular and are high quality and thoughtfully designed. As the proposed scheme is entirely in-keeping with the local area, and offers no detrimental impact, it is requested that full Planning Permission be granted.