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ADC 1174

New House, 107A Gardner Road, Southwick, East Sussex, BN41 1PN

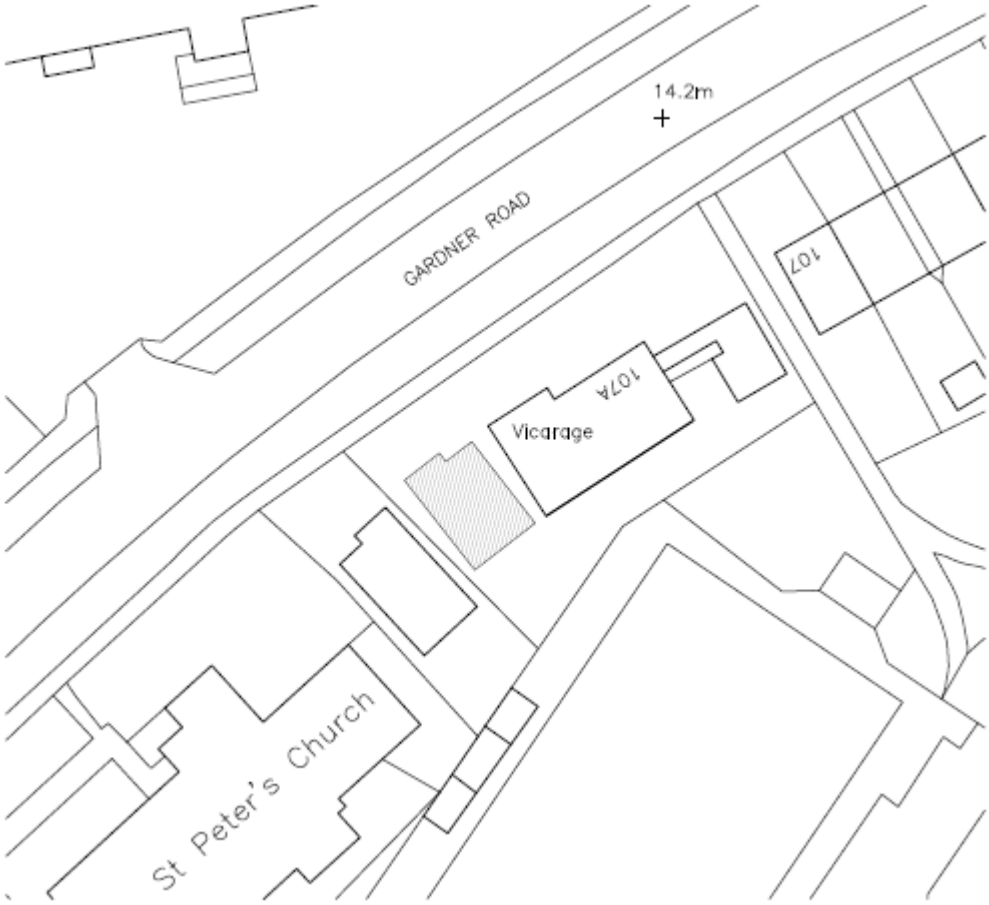
Design & Access Statement/Planning Statement

4th October 2021

1.0 Site Location, Introduction & Planning Matters



Aerial view of 107A Gardner Road



Block plan of 107A Gardner Road



View of 107A Gardner Road and entrance to proposed site.

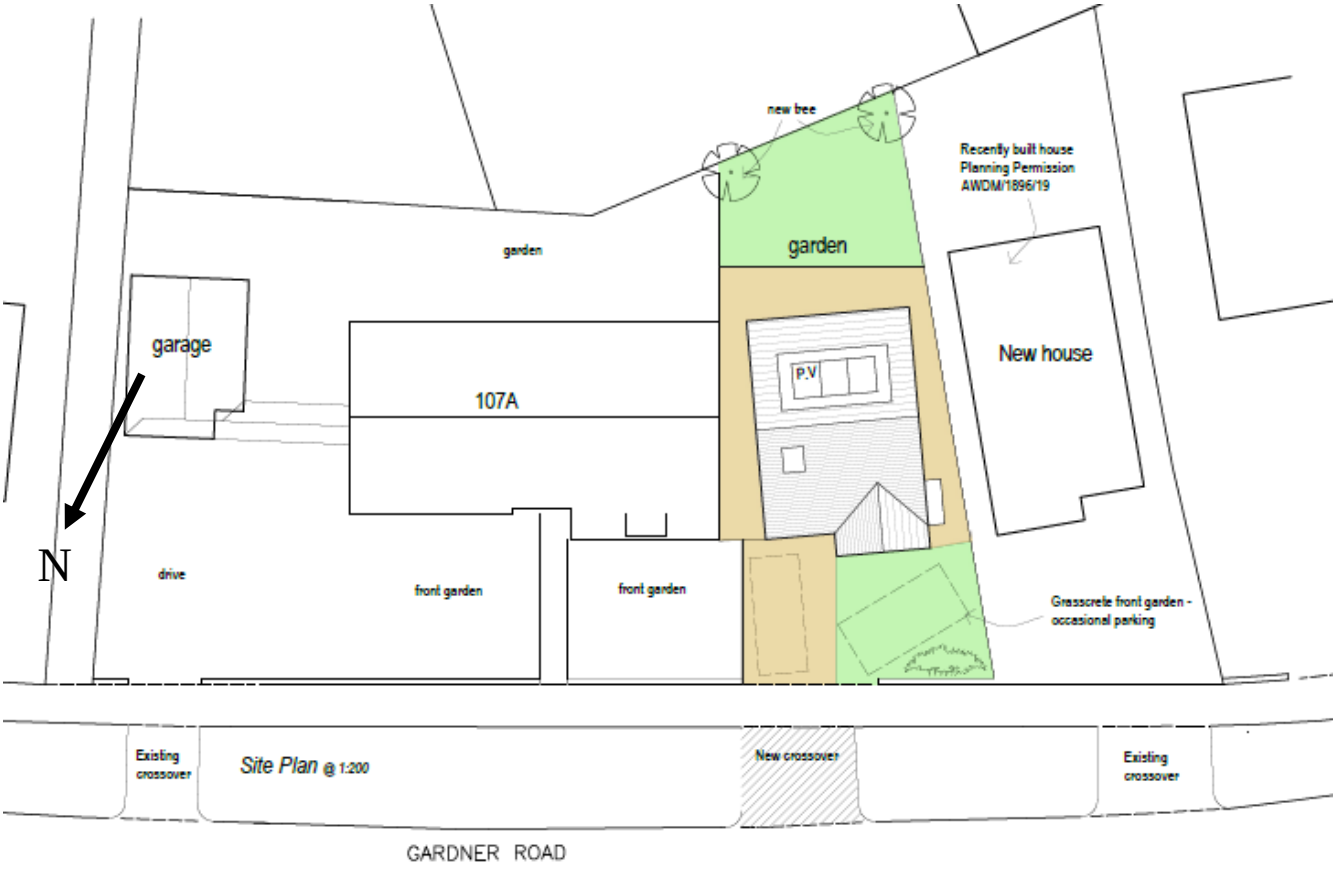


View inside the site looking North (107A Gardner Road to the right)

1.1 Planning permission is sought for the erection of a detached three storey house (C3). The application site comprises of land forming a side garden to the west of a detached two storey house 107A Gardner Road.

1.2 The nearby area is primarily residential consisting of both terraced and semi-detached houses with several industrial units immediately to the north of the proposed site. Immediately south of the site is Fishersgate Park.

1.3 There have been numerous developments in the surrounding area approved by Adur and Worthing council, in relation to this application, for example: AWDM/1896/19, in which approval was granted for a two storey detached dwelling in a plot of vacant land immediately west to the proposed site in February 2020.



Site Plan of 107A Gardner Road

1.4 This scheme will provide a small but useful contribution towards housing supply. As highlighted by their 5 year Housing Land Supply Assessment for 2020-2025, the Adur district has not met its targets for meeting housing supply needs, as outlined in its adopted local plan and as set out in paragraph 73 of the NPPF. Consequently, the benefit of providing a new house which preserves the amenities of the area and provides a good standard of accommodation should not but underestimated.

1.5 The proposed site lies within the shoreham port blast zone however, the Health and Safety Executive do not advise against small developments such as this, on the grounds of safety

2.0 Use

2.1 Planning Permission is sought to form a detached three storey house to the land south west of 107a Gardner Road. The proposed house and host house is considered to have adequate garden/amenity spaces and are in character with Gardner Road.

3.0 Amount

3.1 The proposed house has four bedrooms over two floors. It has a rear facing dormer on a pitched roof and a front facing gable roof.

3.2 There are numerous windows across all 3 levels providing ample natural light to all rooms.

3.3 All the windows on either elevation are obscured glazed to take into consideration privacy matters from adjoining properties.

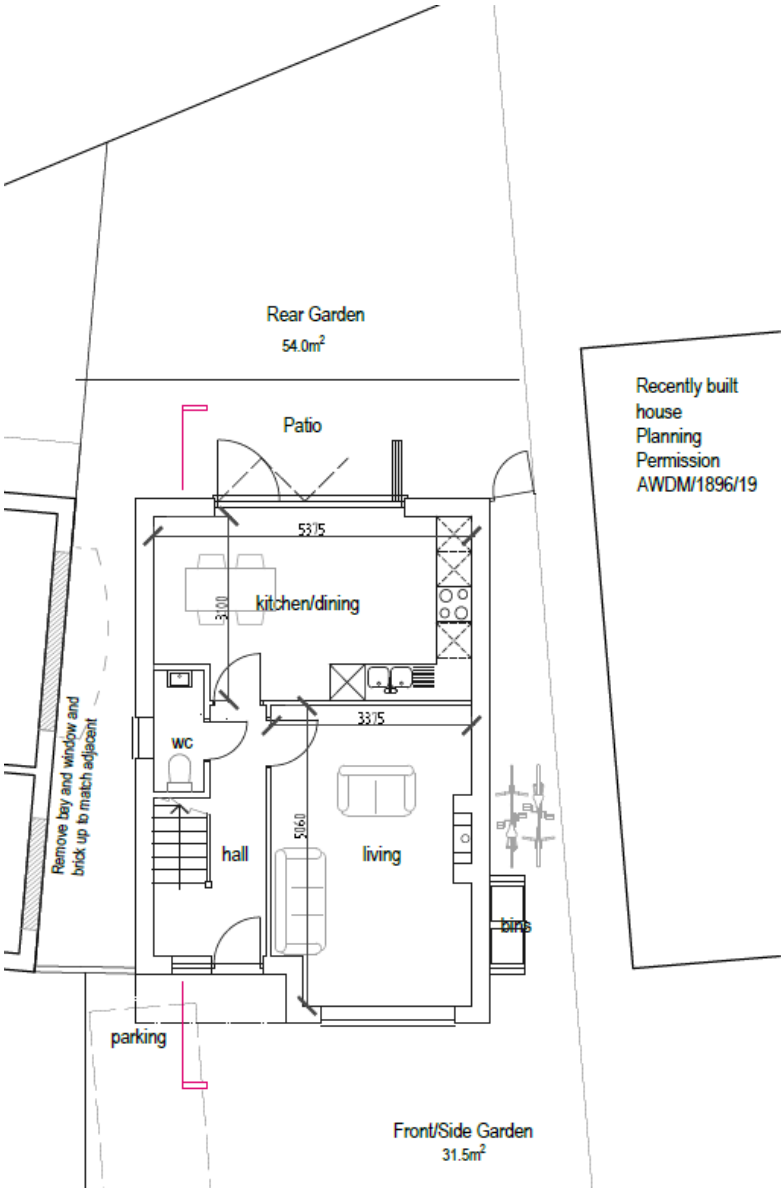
3.4 The proposed house comfortably complies with the Nationally Described Space Standards (NDSS) for a three bedroom house on 3 storeys. Therefore, it is in accordance with Policy 20 of the Adur Local Plan.

4.0 Layout

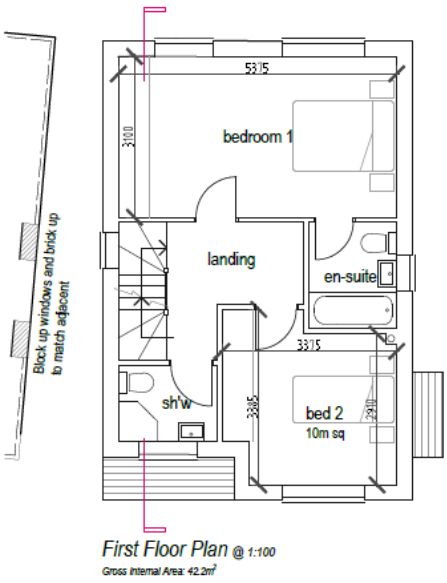
4.1 The ground floor entrance leads to a front living room, rear kitchen/dining room, WC and staircase.

4.2 On the first floor a landing connects to the bathroom and 3 bedrooms, one of which has an en-suite shower room.

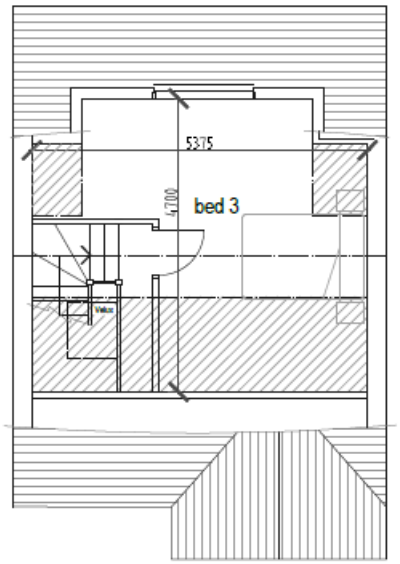
4.3 The staircase continues to a roof level double bedroom.



Proposed Ground Floor Plan



Proposed First Floor Plan



Roof Plan @ 1:100
Gross Internal Area: 19.4m²

Proposed Roof Plan

5.0 Scale

5.1 The proposed house has a total gross internal floor area of 103.8m², broken down by the various levels:

Ground Floor = 42.2m²
First Floor = 42.2m²
Roof Plan = 19.4m²
Total = 103.8m²

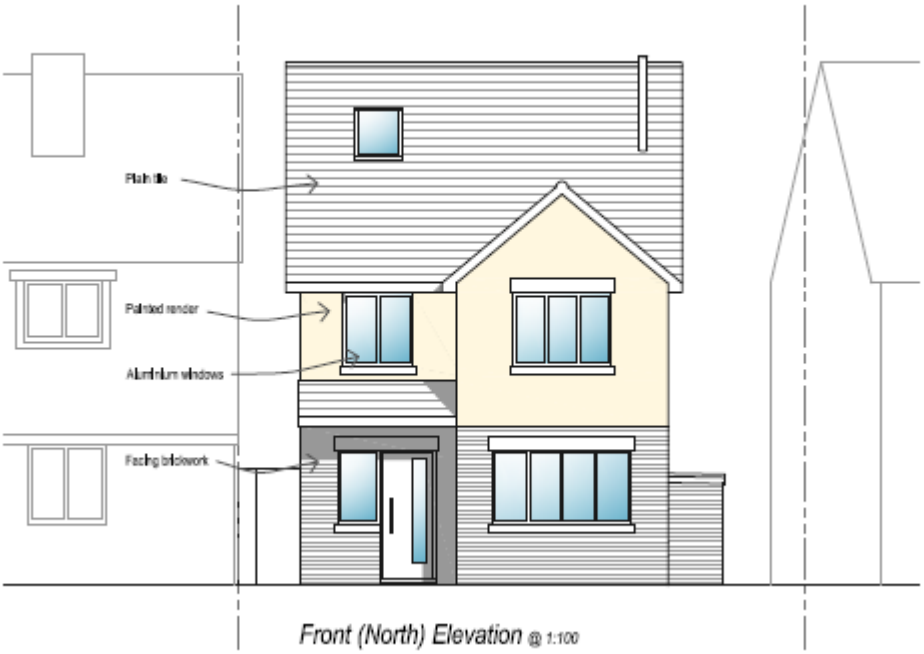
5.2 It has an overall (ridge) height of 8.5m which is consistent with other houses in the area & the new house directly to the west.

5.3 The proposed house & 107a Gardner Road will have ample amenity space with a front forecourt and large rear gardens consistent with or bigger than other properties in Gardner Road.

5.4 Following Adur District Council's Development Management Standard No. 1, the proposed detached house has a minimum 1m gap on each side boundary.

6.0 Appearance

6.1 The materials are traditional for the area with concrete plain tiles, part rendered and part facing brickwork external walls to match similar properties in the area.



Front Elevation of the proposed house

7.0 Access

7.1 The proposed house will be fully accessible for all including wheelchair users and will comply with Part M of the Building Regulations.

8.0 Conclusion

In conclusion, we believe there is a strong case for the proposals for the following reasons:

8.1 Proposed building located in Character Area 5 of the Shoreham Harbour Regeneration Area (Policy 8 of Adur Local Plan) therefore a vacant plot of land is ideal for development in an area identified for regeneration.

8.2 A Precedent has been established as an identical property granted planning permission immediately to the west last year (AWDM/1896/16).

8.3 Policy 20 of the Adur Local Plan states: "New residential development…(should) reflect and respond to Adur's identified housing needs and demands." In conjunction with the finding that the Adur district has not met its targets for meeting housing needs we strongly argue this development is a much-needed contribution to the area and falls comfortably in Policy 20's description of a new residential infill development for a family size market house whilst protecting the existing residential stock.

8.4 Finally, we believe the proposed house conforms to Policy 15 of the Adur Local Plan as the development is of high architectural quality, enhance the local environment, make a positive contribution to the local area and respects the existing natural features.

C Wilson/A Dodd