117 Greenways Crescent - Shoreham-by-Sea.
Design and Access Statement

The first planning application no:AWDM/1141/12 was rejected as a result of 7 letters of objection to the proposal on the following grounds :-
- the building is out of character with the area
- overbearing design
- loss of light and privacy
- overdevelopment of the plot
- far larger than the existing property
- does not reflect the building line in the area
- loss of amenity
- does not comply with National Planning Policy Framework or Adur Local Plan requirements
- adverse impact on highway safety
- increase noise, disturbance, traffic and smells.

This planning application attempts to address these objections in the following ways:-

Building Footprint
The proposed new house occupies the footprint of the existing house, except for the south east corner, and has an overall ground floor area of 135sq.m., compared with 155sq..m. of the previous application, and is 3.5m. Narrower, ie is 68% of the width. It observes the building lines of the existing house to the east, south and west.

Building Form
The proposed building type is a chalet bungalow with flat-roofed dormers, conforming to the house types in the immediate vicinity. By using the roof space, all the required accommodation can be planned within a significantly smaller volume and lower overall height.

Volume and Height
The overall volume of the proposed house is 669 cu.m., compared with 865 cu.m. of the previous application, and the ridge height is 1m.lower. As well as using the roof space, this is also achieved by eliminating redundant circulation space.

The significant reduction of volume, width and height results in a greatly reduced visual impact on Greenways Crescent and Ashlings Way.

Access
The proposed new vehicular access is to be from Ashlings Way, providing two additional parking spaces to the east of the house and avoiding adverse impact on highway safety. The new garage is to be rebuilt on the site of the existing garage, with hard standing in front for one car, as well as retaining the existing hard standing area.

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Accommodation
The proposed usable areas are to be similar to those in the previous application, and consist of the following :-

Ground Floor
- Living room - double height south facing, with ridge roof lights and sliding folding doors to a screened terrace. It has adjacent sitting and dining areas.
- Kitchen - adjacent to entrance, facing east.
- Utility room and wc - adjacent to kitchen and with separate access from the side passage to the west.
- Family/tv room - combined with the entrance area, north facing and with sliding folding doors to a private terrace.
- Entrance area - with access from Ashlings Way, and located between the kitchen and family/tv room, leading to the staircase.

First Floor
- 4 double bedrooms - the main bedroom to the south overlooks the double height living room and has views to the south and east, and has an en-suite bath/shower room. The second bedroom faces north and also has an en-suite bath/shower room. The other two bedrooms can be combined to form a single larger bedroom using a sliding wall panel, and face east. A sofa bed allows one of these bedrooms to be used as a separate sitting area.
- Family bathroom - shared by two of the bedrooms and visitors.

East facing flat roofed dormer windows provide light, views and ventilation to three of the bedrooms, and rooflit dormers to the west provide light and ventilation to the three bathrooms, Blank walls to the west ensure that 115 Greenways Crescent is not overlooked.

Garage
- Garage - to the north of the house, it accommodates a car and bicycles, and has storage racking along each side.

Construction, Materials and Finishes
The construction is to be insulated cavity brick and blockwork, on existing footings if feasible, with white self-coloured render, and timber frame partitions, floors and roof and dormer structures at first floor level. The vertical faces of the first floor walls and dormers are to be clad in unpainted cedar weatherboarding, which will turn silver with age. The roof is to be covered with interlocking tiles to be agreed. Doors and windows are to be double glazed with grey painted aluminium frames.

Landscaping
Living areas have access to paved terraces to the north, east and south. The terrace to the south is to be screened with a "Green Screen" ivy hedge around its three sides, which takes advantage of the change of level above Greenways Crescent to provide privacy and views. The existing lawn is modified and preserved, and the south facing rendered wall of the garage encloses a sitting area on the new terrace between the lawn and the garage. The area to the north of the garage is to be used to grow vegetables, with a south facing wall on the northern boundary. Vehicular access is to be off Ashlings Way, with parking for two cars and turning space.

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