DESIGN AND ACCESS STATEMENT

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0274/08
DATE RECEIVED 21-5-08

LAND AT DOVECOTE MEWS,
CHANCTONBURY DRIVE,
SHOREHAM-BY-SEA, BN43 5FS.

"TWO STOREY SIDE EXTENSION AND ROOF CONVERSION TO EXTEND 2 EXISTING FLATS AND PROVIDE COVERED CYCLE STORE AND ONE PARKING SPACE ALONG WITH REORGANISATION OF EXISTING PARKING AREA TO PROVIDE 4 SPACES WITH TURNING ON SITE & AMENITY AREA FOR FLATS."

ADUR DISTRICT COUNCIL
PLANNING APPLICATION
APPROVED
25 JUL 2008

BY
STEPHEN JUPP MRTPI
ON BEHALF OF MR J TWISS.

1.0 THE PROPOSAL - Use, Amount and Scale of the Development

1.1 The development includes a two-storey side extension measuring 3.7m x 6.75m.This will provide an increased floor area for first floro flat # 4 and at ground floor an enclosed cycle store and a partially covered parking bay for ground floor flat # 2. The development also includes the conversion of the existing single storey element of the building. The external works will include a hip to gable roof and a rear dormer window. These works will provide the existing 1-bed flat with increased dining and bedroom areas.

1.2 The existing poorly arranged parking area will be changed to provide a small amenity area. Two parking spaces will remain in the rear courtyard with a further two spaces to the front with a turn on site facility being provided.

1.3 The entire scheme will result in a substantial improvement in the currently unworkable parking arrangement along with providing cycle storage and a small amenity area.

2.0 Design Principles, Appearance and Landscaping

2.1 The side extension will constructed the same width of the existing building but will be provided with a double pitch roof. This will allow a subordinate appearance to the front elevation. The area adjacent to the extension is a car park and therefore will have no impact on neighbouring properties. The existing materials are facing brickwork at ground level and tile hanging to the first floor level. These external materials will be continued to the new extension. The roof conversion will include a hip to gable roof with materials to match existing. The rear dormer will be pitched and sit comfortably within the existing roofscape.

2.2 The appellant has recently purchased the garden area to the east of the site and proposes to provide 2 additional car parking spaces and a small landscaped area.

2.3 The photographs attached to this statement illustrate the setting and context of the appeal site. Particular attention is drawn to the current absence of any amenity space of the flats' residents.

3.0 PLANNING BACKGROUND

3.1 Planning application ADC/0276/06 was submitted to Adur back in September 2006 to extend the property to create 3no two bedroomed and 2no one bedroomed flats. The application was refused and the subsequent appeal dismissed on 14th June 2007.

3.2 In the appeal the inspector considered there to be no adverse impact on the character of the area or on neighbouring properties. Two issues were of concern to the inspector. First the proposed parking arrangement did not work. Second the amenity space was isolated and would be reduced further to accommodate and workable parking spaces. He considered amenity space was essential due to the increase in the size of three of the flats from one bedroomed to two bedroomed. This scenario does not occur in this present application since all of the flats will remain one bedroomed.

4.0 Access

4.1 There are two accesses from the application site. There are presently two tandem spaces served off The Lynchettes. The rear courtyard parking is served off Chanctonbury Drive but has no turn on site facility.

4.2 A significant benefit of this scheme is the provision of a turn on site facility for vehicles accessing onto Chanctonbury Drive.

5.0 CONCLUSIONS

5.1 The LPA have previously not sought to argue that the proposed development will be detrimental to the character of the locality. This must be correct since a careful examination of the setting of the existing property to which it relates, along with the pattern of the development in the locality will reveal that there is no discernable character which the appeal proposal would seriously undermine. The most important consideration is that to the south there is a large car park which ensures that with regard to the two-storey extension spatial separation with other built forms in the area will be preserved. The other works have minimal visual impact - being limited to changing a hip to a gable with a small dormer on the rear plane of the roof. This aspect was agreed in the appeal decision letter.

5.2 On the matter of amenity space the starting point is that fact that the existing flats have no amenity whatsoever. Whilst the appeal scheme seeks to specifically address this deficiency through the provision of a new amenity area the fact remains that the size of the units will not increase. I therefore submit that the issue of amenity space is no longer a determinative issue, although the residents will benefit from the provision of a small area.

5.3 The parking arrangement is now a substantial improvement over the existing situation. Not only will reversing movements onto Chanctonbury drive be eliminated but a secure cycle parking store will be provided. This will provide an incentive for the occupiers to use cycles.

5.4 For the reasons set out above it is concluded that the proposed development complies with the policies of the Development Plan and receives strong support from PPS3. On the basis of the foregoing the case officer is respectfully requested to grant planning permission for the proposed development.

Appendix A

Photographs of site and its surroundings



Photo 1. Taken from Chanctonbury Drive looking west towards the appeal site. Overgrown land in foreground is the small parcel of land recently purchased by the appellant to provide two additional parking spaces with landscaping.



Photo 2. View taken from car park to south looking towards south aspect of appeal building.