

12 New Road, Westbourne

Design and Access Statement



Introduction

Helyer Davies Architects have been appointed by a private client to design an extension at 12 New Road, Westbourne.

This document outlines the proposed works to include:

- Demolition of existing conservatory and construction of new single storey extension connecting the existing office outbuilding to the main dwelling.

The application is for Householder Planning Permission. The following documents accompany the application:

- 23073 Drawing Collection
- Community Levy Infrastructure (CIL) Form 1 & 2
- Combined Design & Access statement and Heritage Statement

A measured building survey was undertaken by J. Brotherton and Partners Land surveyors and engineers, in December 2023, to accurately establish existing floor levels, heights, internal and external details of the existing dwelling. The OS extracts are to show site location plan and block plan only.

Relevant Planning Policy

NPPF (July 2021)

Chichester District Council Local Plan

Policy 1 – Presumption in favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy 2 – Development Strategy & Settlement Hierarchy

Service villages, including Westbourne, will be the focus for new development and facilities.

Policy 33 – New Residential Development

Proposals must meet the highest standards of design and provide a high-quality living environment in keeping with the character to the surrounding area and its setting in the landscape. In addition, that its scale, form, massing and siting, height and design respects and enhances the character of the surrounding area and site.

Policy 42 – Flood Risk and Water Management

- A site-specific flood risk assessment demonstrates that the development will be safe, including the access and egress, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- The scheme identifies adaptation and mitigation measures.

Policy 47 – Heritage

- The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets.
- Development respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality.

Policy 48 – Natural Environment

Development should recognise distinctive local landscape character and sensitively contributes to its setting and quality.

Policy 49 – Biodiversity

The biodiversity value of the site is safeguarded, and the proposal has incorporated features that enhance biodiversity as part of good design and sustainable development.

Consideration has been given to CDC PGN3: Design Guidelines for alterations to dwellings and extensions.

Planning Considerations

- Principle of development
- Design and impact upon visual amenity/character of the surrounding Conservation area
- Impact upon the amenity of neighbouring properties
- Impact upon biodiversity

Relevant Planning History

12 New Road

05/02224/DOM

Double storey side extension. Permitted 06/03/2006

04/03981/DOM

Proposed two storey side extension. Withdrawn 06/06/2005

99/01094/FUL

Demolition of existing bungalow and construction of new two storey, four bedroom detached house with detached double garage. Permitted

99/01091/CAC

Full demolition of existing bungalow and additions to allow construction of new detached dwelling. Permitted

98/01070/DOM

Extension of two-bedroom bungalow to form a two storey, four bedroom detached dwelling with detached double garage. Permitted



The Site Location

The application site comprises a four-bedroom detached, 2-storey dwelling located on the southern side of New Road in Westbourne, Emsworth. The existing dwelling was granted planning permission in 1999 and was subsequently constructed following this planning permission. The application site lays within the Westbourne Conservation Area.

The existing dwelling is located to the north of a plot that is 81m long and 27m wide. The dwelling is set back from the road behind a wall and planting which screen the property from New Road (along the northern boundary), affording the dwelling a sense of privacy.

There are no TPOs located on or adjacent the application site.

Photographs of the existing site



Site Location



Site circled on New Road– Google Maps Aerial Image.



Looking towards proposed extension position from New Road



Heritage Statement

Character Area 4 – St. Johns Church and Church Road.

The maps below show the application site in relation to the historic development of the Westbourne conservation area.

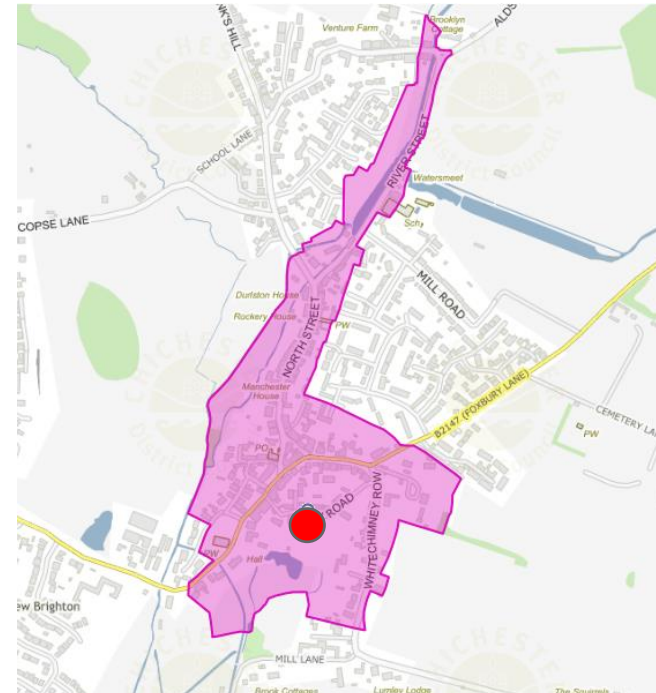


1893 Map



1959 Map

Westbourne Conservation Area



Site pin-pointed shown within the boundary of the Westbourne Conservation Area

'The conservation area is notable for its varied building materials, including timber (for framing and cladding); knapped or boulder flint; red, brown or white brick; and clay roof tiles, usually handmade and producing the pleasing variations in texture which are so important on many of the buildings. Clay was found locally as is proven by the existence of the former clay pit (now a small lake) to the south of New Road.' – This lake sits to the south of the application site.

Summary

The only listed building within the immediate surroundings is the neighbouring property to the west - *Little Thatch Marsh Cottage*. The proposals are not visible in the context of this building from New Road, and the application site is not visible from any of the key views/buildings/features of the conservation area. The proposals are small scale and single storey. Due to their position to the rear of the dwelling, they will not be visible from the wider conservation area, so it is considered that they will have minimal impact.



Current Satellite View

Flood Risk Assessment

The Environment Agency is responsible for managing the flood risk from rivers and the sea. The flood zones are based on a location's chance of flooding from rivers or the sea in any year. Flood Zone definitions:

Flood zone 1

Locations in flood zone 1 have a low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea.

Flood zone 2

Locations in flood zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers and between a 0.5% and 0.1% chance of flooding from the sea.

Flood zone 3

Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.

The application site sits within Flood Risk Zone 2 & 3. The Environment Agency data suggests that there is a medium - high probability of flooding at this area.

The proposals at 12 New Road, are of small scale and have been designed to match the floor level of the existing house.

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information. The LLFA for the site is West Sussex Council.

Risk of flooding due to Surface Water

The site sits in an area that is considered to have a medium risk of flooding due to surface water.

The flood risk summary reports the highest risk from surface water within a 15 metre radius of this property.

Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year.

Flooding from reservoirs or groundwater is considered unlikely on the application site.

Flood Risk Maps



Flood Risk from Rivers & Sea – [check-long-term-flood-risk.service.gov.uk].



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

Flood Risk from Surface water – [check-long-term-flood-risk.service.gov.uk].

The Proposed Design

Layout & Appearance

The proposals are for a single storey rear extension, which will connect the existing garden outbuilding to the main house. The extension will replace the existing conservatory, which is to be demolished.

The extension will be formed of two parts; an extension of the existing outbuilding which will house a level access bedroom and bathroom. This element will mimic the form of the existing outbuilding. A contemporary flat roof, sun-room will then connect the extended outbuilding to the main house. The full height glazing will allow occupants to look out across the back garden and patio area; taking full advantage of the views and natural light (west facing).

Materials

The proposed extension is to be constructed of high-quality materials. Wherever possible, materials will be locally sourced and have a low embodied carbon. The use of local materials also enriches the way in which the house relates to the surroundings, improving its sense of place.

The materials reflect those used in the existing house so as to remain in keeping with the existing dwelling and character of the conservation area.

The proposed external material palette includes:

Walls: Off-white painted brickwork and timber cladding.

Roof: Clay tile pitched roof with single ply to flat roof.

Windows: New windows and full height glazing to be powder coated aluminium frame windows. Roof Maker slim line roof lantern. Velux roof light.

Use

The use of the building at 12 New Road, is to remain as a (C3) residential dwelling.

Amount & Scale

The proposals are of an acceptable scale with consideration to the overall plot size and in relation to the existing dwelling. The proposed extension is single storey creating a link between the existing outbuilding and the main dwelling.

Due to the size and position of the proposed extension, there will be limited overlooking caused to neighbouring properties, and there will be no visual impact on the surroundings.

Existing Internal Floor Areas:

Ground Floor:	168.9 m ²
Office Outbuilding:	24.4 m ²
First Floor:	101.2 m ²
Total:	294.5m ²



Proposed Internal Floor Areas:

Ground Floor:	232.1 m ²
First Floor:	101.2 m ²
Total:	333.3 m ²

Total Increase of Internal Floor Area: 38.8 m²

The design would result in an overall increase in footprint of 42.8m².

Legend:

	- Existing
	- Proposed

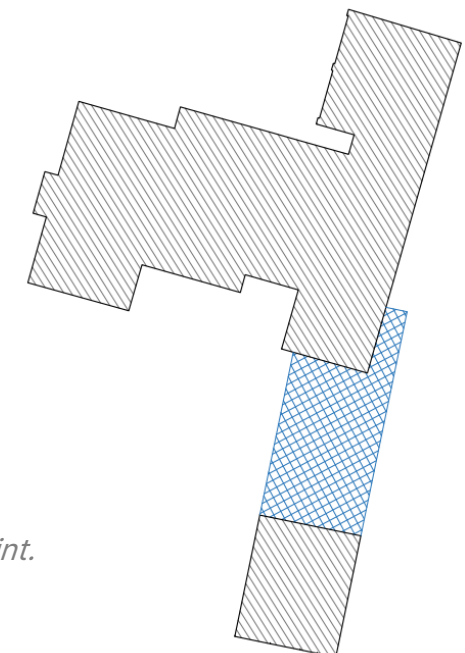
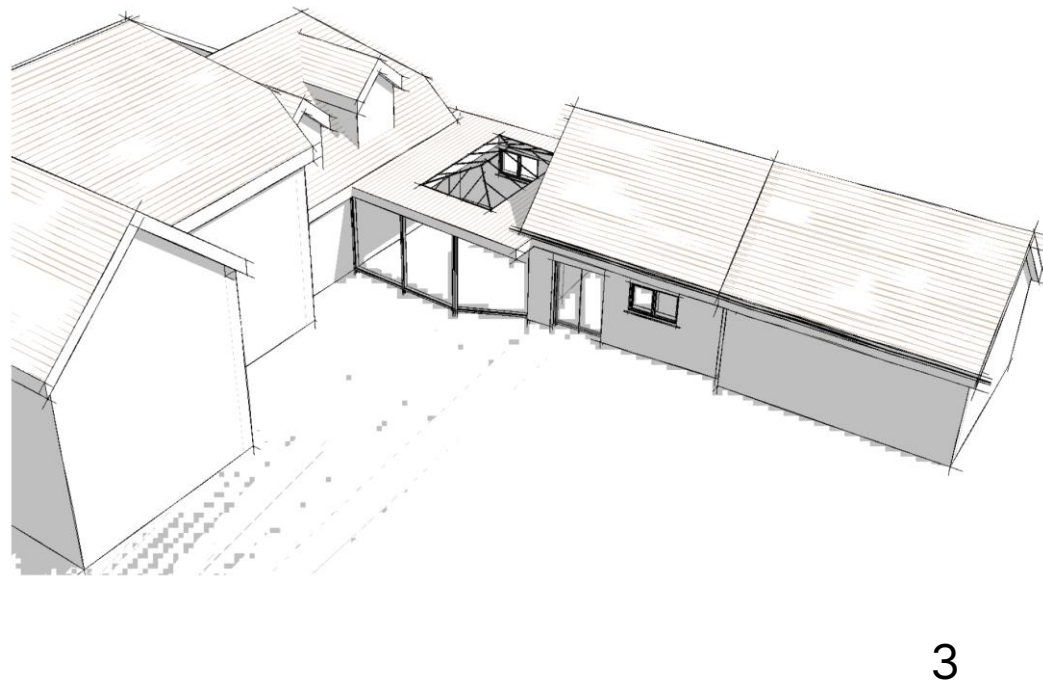
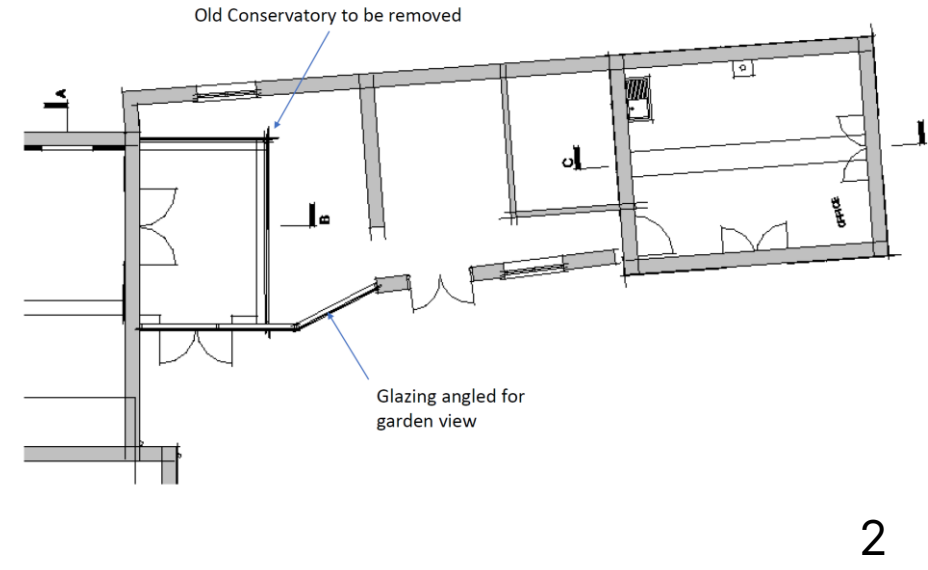
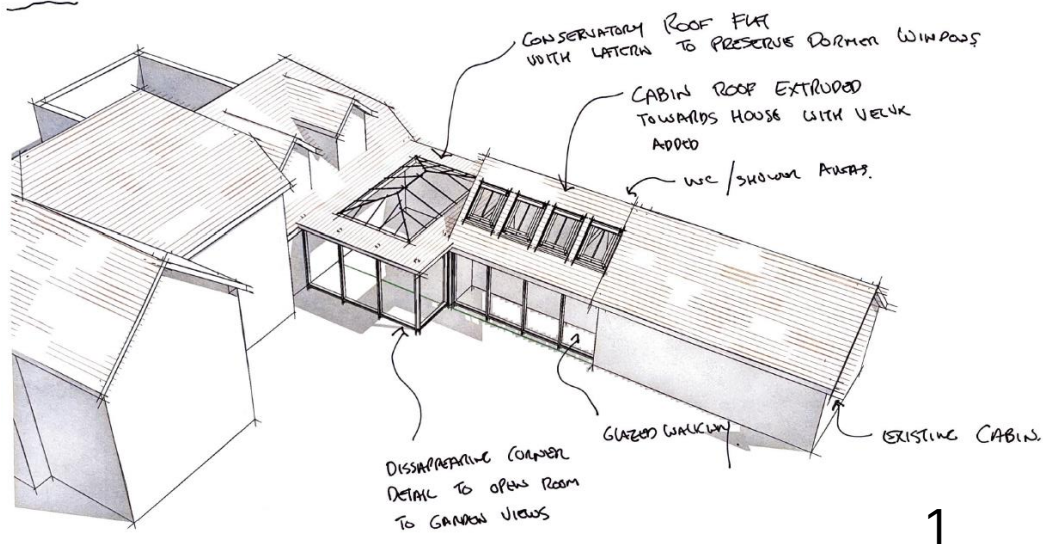


Diagram of existing & proposed building footprint.

Design Development



Landscape

Most of the landscaping on the plot is to remain as existing. The garden and surrounding landscaping will all be made good around the proposed works.

Access & Parking

The existing access via the driveway from New Road and on-site parking arrangements are to remain as existing.

Ecology

No trees or biodiversity are affected by the proposed development.

A new bird and bat box will be incorporated on the application site, to support local bat and bird populations. The site does not sit within a bat network.

Sustainability

The proposals have also been designed to include locally sourced materials, with a long lifespan, where possible, aiming to support local suppliers and reduce carbon emissions from transport.

All new walls and roofs will be detailed in the technical design stage to reach the minimum u value requirements as per the building regulations, at the very least.

The proposals incorporate a roof lantern and double-glazed windows to take advantage of views and natural daylight, reducing the need for artificial lighting. This also aims to provide a lighter, healthier environment within the house.

All new lighting will be LED to minimize power consumption. Sustainable drainage will be achieved through use of a soakaway.



Conclusion

The proposals will provide a high-quality and functional living spaces.

The extensions are to be finished in high quality materials and a style which would match that of the existing dwelling.

