

DESIGN & ACCESS STATEMENT

DETACHED CHALET BUNGALOW WITH INTEGRAL GARAGE

33 SEAWAY ROAD

ST MARY'S BAY

ROMNEY MARSH

KENT

TN29 0RX

For

R & D ROBERTS

NOVEMBER 2016

DESIGN & ACCESS STATEMENT – 33 SEAWAY ROAD, ST MARY'S BAY, TN29 ORX

THE SITE

35 Seaway Road is a vacant plot of land in an established residential area and is sited adjacent to no.33 Seaway Road which is a detached chalet bungalow. There is currently no physical barrier between no.33 and no.35 which has allowed no.33 to make use of the vacant plot with the siting of a single car garage and lawned amenity area.

It should be noted that Seaway Road is currently un-adopted although all mains services are available.

It is proposed that the existing no.33 Seaway Road remains.

The proposed site lies on north east/south west axis and the proposed site footprint produces a regular rectangular form with the front of site facing north east.

The existing bungalow occupies one half of the total site and it is proposed to build on the remaining half which is currently laid to lawn and other soft landscaping.

The area of the proposed development site is 0.042ha and in topography is generally level.

Existing landscaping is confined to a tall deciduous hedge to the front boundary of the site with medium growth deciduous trees to the rear boundary.

Existing properties bordering the site are a semi-detached bungalow to the north west and a detached bungalow to the south east. The properties align along the existing building line.

The site lies in the parish of St Mary in the Marsh.

BACKGROUND

The Jefferson Estate was planned as a new residential settlement in the 1930's and the Kent County Council Rural District of Romney Marsh approved plots 72 and 73 Jefferson Estate for new building.

Both plots were acquired by Mr Colmer in August 1948 and a bungalow was built on plot 73, registered as number 33 Seaway Road. Plot 72 was laid to garden with a detached garage and has never been developed for a separate dwelling.

The address of 35 Seaway Road is available for registration.

THE PROPOSAL

It is proposed to erect a detached chalet bungalow to the north west of no.33 Seaway Road on the vacant plot no.35 Seaway Road.

It is not expected that the proposal will be considered as over development of the site as the plot of land on which it is proposed to build the new property is similar in shape and area to many of the existing properties around about.

The proposed chalet bungalow will be a three bedroom property with all of the bedrooms on the first floor.

A single car integral garage is provided with direct access from the front court.

THE DESIGN

In form the new bungalow produces a square footprint and the front and rear elevations of the property are in alignment with the neighbouring properties.

Following advice received from flood risk assessors the internal ground floor level is to be built about 0.6m above external ground level.

The scale of the proposed bungalow is in keeping with surrounding properties with the proposed ridge height being about 8.2m above internal finished floor level.

The proposed distances from the adjacent properties are about 2.8m from the north-west side wall of no.33 and about 2.4m from the south east side wall of no.37.

Following on from the development of no.35 it will be necessary to provide alternative parking arrangements for no.33. It is proposed that two new pavement crossovers be constructed to allow for ingress and egress of vehicles onto the site with sufficient space to park two cars.

The existing bay window to no.33 north west side wall will need to be modified to present a blank face to the new boundary with the angled 'side' windows' remaining glazed to give a view to the front and rear gardens. The existing living room currently served by the bay window will continue to receive natural light from the existing French doors which open into a glazed conservatory.

Proposed external building materials will be clay facing brick to the ground floor storey with plain clay tile hanging to the gable ends of the upper storey. Roof tiles will be plain clay. Windows and external doors will generally be timber or UPVC framed double glazed.

The design provides for all principal rooms to look out over the rear garden or the front court.

LANDSCAPING

It is proposed that the area to the front on the proposed bungalow be laid with self-draining granular material with the existing front boundary hedge remaining.

The rear garden will be laid to grass, with shrubs and some border planting and will provide amenity space similar in area to adjacent properties.

The proposed new dwelling will benefit from a rear garden area of about 204m² with a depth of about 17.0m

ACCESS TO THE SITE and DWELLING

Seaway Road is currently un-adopted but allows for vehicular passage in both directions.

There is an existing pavement crossover which currently provides access to the existing garage and it is proposed that this existing access remain to serve the new bungalow with new pavement crossovers being laid to serve the existing bungalow.

A new pedestrian gated access is to be provided to the south east of the front boundary to allow for wheelchair access to a ramp 1.0m wide x 9.0m in length which leads up to the raised main front entrance.

The forecourt will provide space for two vehicles and will allow for cars to vacate the site in a forward direction.

Internally there are no changes in floor level throughout the ground floor and a WC is provided of the internal hall. The stairwell can accommodate an ambulatory staircase if required.

CRIME PREVENTION

The development site is located within a residential area and is visible to surrounding properties from both front and rear which provides a degree of neighbourhood surveillance to the main front and rear windows and doors.

TRANSPORT LINKS

The site is accessed from the main A259 coast road which provides public transport links to neighbouring towns.

CONSULTATION

The applicant wrote to nine neighbouring households on 1st November 2016 explaining the proposal, enclosing plans and inviting comments. To date no comments have been received. Letters were sent to:

30 Seaway Road

31 Seaway Road

32 Seaway Road

37 Seaway Road

39 Seaway Road

16 Seaway Crescent

18 Seaway Crescent

20 Seaway Crescent

22 Seaway Crescent

The applicant has also spoken to the tenant at 33 Seaway Road.

EXCEPTION TEST

a) Flood Risk

The proposed dwelling is sited outside of the area deemed to be at 'significant' risk as shown in the Council's SFRA 2015. The design incorporates the first three measures for flood risk management recommended in the report of Unda Consulting Limited. The applicant agrees that the remaining four measures will be implemented at the appropriate time and understands that these measures can be secured by planning conditions.

Therefore, the proposed development will be suitable in flood risk terms and will be safe for its lifetime.

b) Sustainability

The proposal provides wider sustainability benefits to the local community. A sustainable community is a place where people aspire to live, maintaining social progress, supporting a range of household sizes, ages and incomes and where the needs of both existing and future residents are met. Such a place requires the motivational pull of high quality small scale new development.

Good standard housing is a key component of a healthy community and the highest standards are achieved only through new housing.

If successful the applicant intends to bring about refurbishment of 33 Seaway Road as a coordinated approach to improving this part of Seaway Road. This could bring economic benefits as small scale building and improvement works can provide greater opportunity for local employment.

c) Conclusion

The proposed development will be suitable in flood risk terms and will provide sustainability benefits to the local community.