



35A TORTON HILL ROAD

ARUNDEL

PLANNING DESIGN AND ACCESS STATEMENT

1.1 INTRODUCTION

This Design and Access Statement has been prepared by WATERSHEDD on behalf of the applicants and submitted to Arun Council LPA in regards to the proposed extension to the property named 'Beech House' located on Torton Hill Road in Arundel. We hope that the potential new extensions will not only meet the aims and objectives of the Planning Framework, but also positively enhance the area.

This document refers to the ground floor extension to replace the existing garage and carport and a first floor roof extension over the existing living space. The proposal is to expand the existing single dwelling to provide additional bedrooms and living space.

1.2 THE SITE

The site is located at the top of Torton Hill Road on the corner opposite Dalloway Road and as such the property borders Torton Hill road on two sides with two existing driveways into the property. The primary access being to the north of the site leading into the main driveway, and the second access being from the south-west corner of the plot leading to an existing garage. The site is largely enclosed by dense planting and a high fence, only offering limited views into the plot from the public highway.

Planning has previously been granted for the general modernisation of the external appearance of the property and changes to the window arrangements. These changes have subsequently been implemented and this application seeks consent to extend the footprint of the house.

The existing house is 160sqm and the proposal seeks consent to add 91 sqm to the property with the addition of 2 bedrooms, an additional family living space and home office.

1.3 THE PROPOSAL

The proposal is to provide additional family living space to the existing home by replacing the existing garage with a larger single storey extension along with a roof extension on the first floor to accommodate 2 extra bedrooms. The materials are proposed to match the existing with a combination of painted brick and charred black timber cladding. The proposed windows will match existing with black metal framed double glazing.

The house was originally constructed in the 1970's in a typical 'modern' style of the era. The proposal is to a larger, modern property which sits well within the site and complements to the surrounding green spaces. The use of black timber is both a natural and sustainable cladding material, but it also contrasts the surrounding hedges and trees which border the site. The use of large glazed windows breaks up the elevations and allows plenty of natural light to flood into the house.

The roof is in need of repair and the proposal is to replace the existing concrete roof tiles with a more contemporary zinc roof which would be in keeping with the overall design of the property.

1.4 ACCESS

The access to the site will remain as existing from the north driveway onto the site. The existing side entrance will be relocated providing level access into the home from the driveway and straight into the ground floor extension providing level access into the main spaces of the house and also the study which could be used as sleeping accommodation. The first floor hallway will be re-configured to provide access to the two additional bedrooms.

1.5 LANDSCAPING & DRAINAGE

The proposed landscaping will remain largely as existing, with general tidying up of the border hedges, fencing and gates which are in need of maintenance. The proposal does not seek consent for any works which would result in the loss of existing trees from the site.

The proposed extensions will be drained into an on-site soakaway within the garden of the property.

MATERIALS

CHARRED BLACK TIMBER, ZINC ROOF,
PAINTED BRICK AND LARGE FRAMED
OPENINGS TO THE GARDEN.



2.1 PLANNING CONSIDERATIONS

The proposed extensions to the property would typically fall within permitted development rights apart from a few minor aspects of the design. As such it is considered that the proposals should be acceptable.

Within recent years there have been a number of approved applications for enlargements of dwellings within the close proximity to this site. The proposed size of the property is well within the capacity of the site, still leaving a generously sized garden space to the front, side and rear of the property and leaving a large border around the boundary of the site facing the public highway.

The proposals will be within view of the public highway, however they are largely screened by the existing hedges and trees meaning that they should have minimal impact on the appearance of the streetscape.

The materials proposed are largely matching the existing arrangements with black charred natural timber and painted brick. Large glazed openings which face onto the private garden around the property and no additional windows which would overlook neighbours and result in any loss of privacy. As such it is considered that these proposals should be acceptable to the council with very little impact to the surrounding context. The resulting works will see the improvement of the property and continued use of the house as a family home to be enjoyed by many future generations.

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WATERSHEDD

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THANK YOU

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