



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 outbuilding will not only meet the aims and objectives of the Planning Framework, but also positively enhance the area.

This document refers to the demolition of the existing garage within the garden of the house and replacement with an outbuilding with sleeping accommodation which would be supplementary to the main house. The proposal is to build a timber framed cabin which can provide additional accommodation for the family house.

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 the existing garage which forms part of this application. 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 main house and changes to the window arrangements. These changes have subsequently been implemented and this application seeks consent for an independent outbuilding within the garden of the main house.

The existing main house is 160sqm and the proposal seeks consent to build an outbuilding which would add 28 sqm of living accommodation to the dwelling plus 7 sqm of garage storage. The existing garage to be demolished has an internal footprint of 18 sqm.

1.3 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.

1.4 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 pitched roof cabin with home office / sleeping accommodation for guests. The materials are proposed to match the existing with 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 cabin.

The outbuilding is in close proximity to surrounding trees, one of which has a TPO applied. The design has been approached so that it can be built from lightweight timber framing, built off ground screws. An arboricultural report has been prepared and attached with this application detailing any affected trees and mitigation measures to avoid any damage. The ground screws are the best approach to building near trees as they avoid large excavations and can be adapted to avoid damaging any nearby roots.

The roof is proposed as metal corrugated black roofing as this would complement the timber cladding and blend within the backdrop of the surrounding trees.

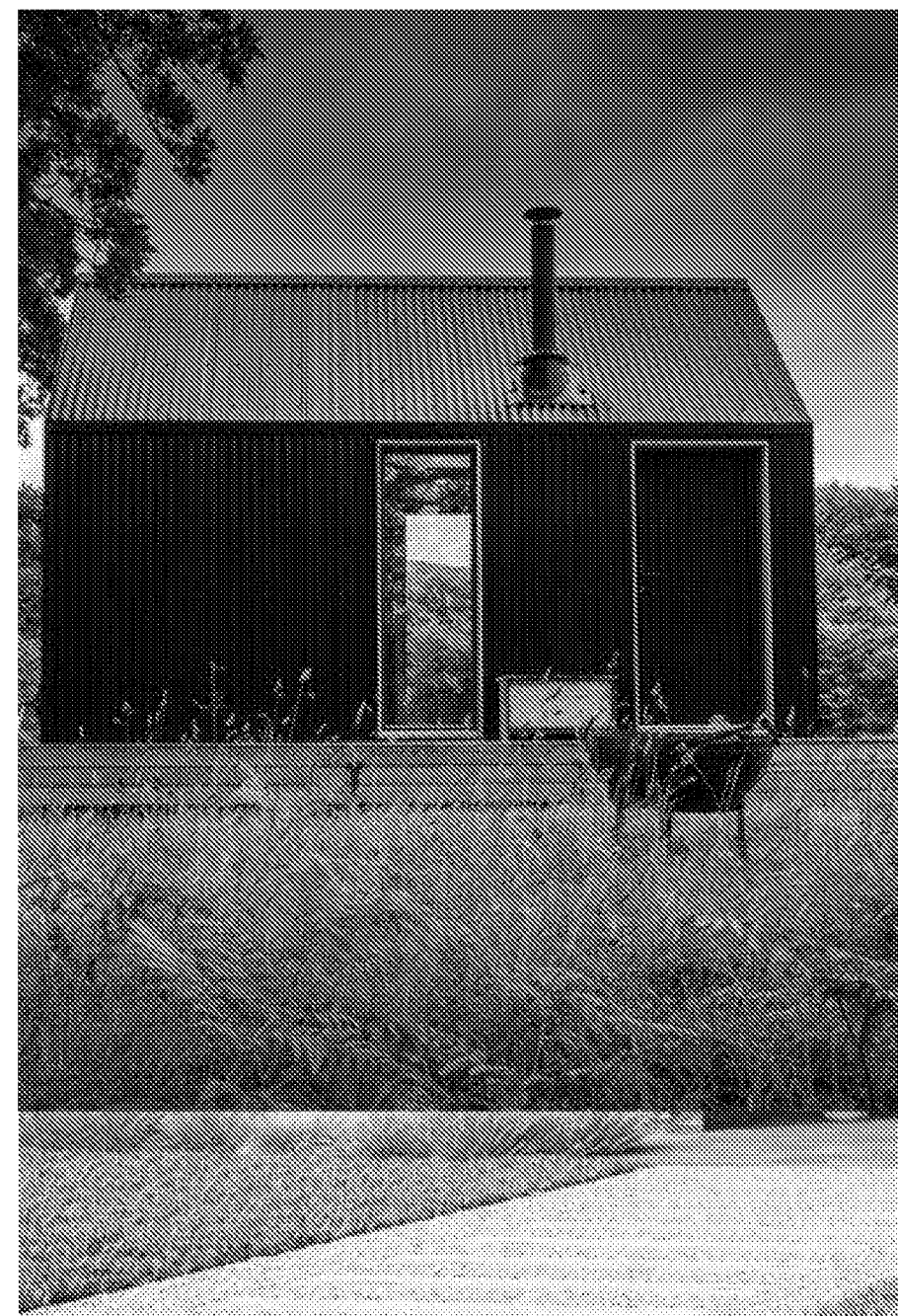
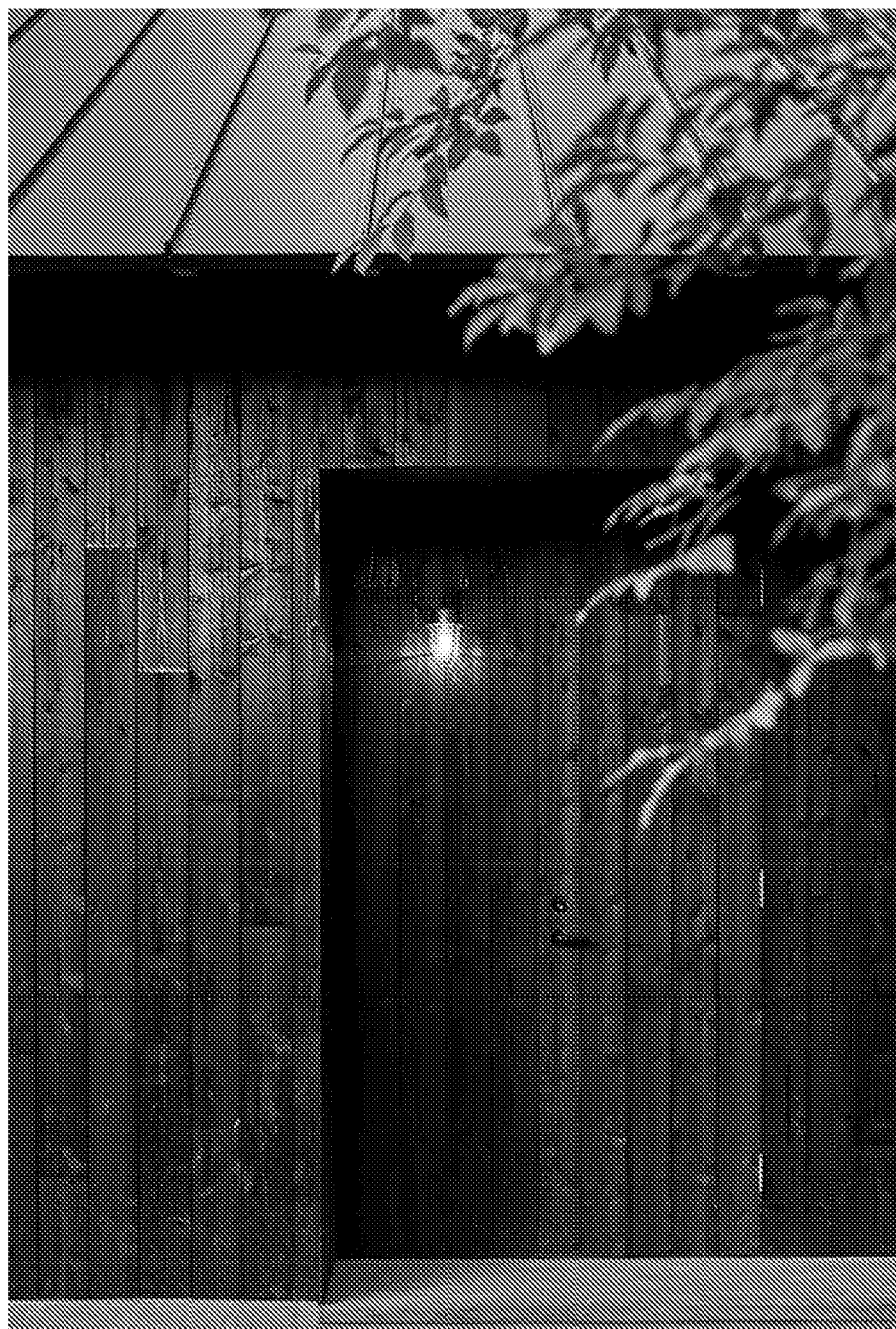
1.5 LANDSCAPING & DRAINAGE

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 proposed outbuilding will be drained into an on-site soakaway within the garden of the property and connected to the main drain which runs through the existing lawn for foul waste.

MATERIALS

CHARRED BLACK TIMBER,
CORRUGATED METAL ROOF AND
LARGE FRAMED OPENINGS TO THE
GARDEN.



2.1 PLANNING CONSIDERATIONS

The proposed outbuilding sits on previous developed land which is currently occupied by a brick garage in a poor state of repair. The proposal seeks consent to demolish the existing and replace with a more sustainable, high quality timber framed building which would be purely for the benefit of the main house. 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 proposed works would also see an increase in hedging along the boundary of the site so improve the appearance from neighbours.

The materials proposed are largely matching the existing arrangements with black charred natural timber. 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

THANK YOU

DESIGN & ACCESS