



Design and Access Statement

Project: Site: Jasmine Cottage, 4 Dukes Road, Fontwell, Arundel, West Sussex, BN18 0SP
Job No: 168

Subject: Design & Access Statement

Date: Rev / – May 2025

Householder Planning Application Flat Roof Rear Dormer to Replace 3 no. Existing Hipped Roof Dormers

1.0 Introduction

This Design and Access statement accompanies the householder planning application for proposed alterations to the dormers at the site known as Jasmine Cottage, 4 Dukes Road, Fontwell, Arundel, West Sussex, BN18 0SP. The site is identified on the submitted location plan. This Design and Access statement should be read in conjunction with the accompanying architectural drawings.

The existing building comprises a two storey 4-bedroom dwelling of 139.3 sqm / 1,50 sqft GIA.

1.1 Site

The application site comprises a 4-bedroom single storey detached dwelling located on the southern side of Dukes Road which is located within the Arun District. The site is located outside of the built-up area on a rural lane which is bordered by residential development on the western side and is bordered by mature hedgerow on the eastern side. The dwellings along Dukes Road consist of a mixture of bungalow and chalet style properties which are set-back from the main road and the prevalent feature of front and rear dormers.

The existing property consists of a rectangular brick-built dwelling finished in painted render set under a pitched clay tiled roof with hips at either end. The property benefits from a converted integrated garage and has a conservatory at the rear overlooking paddock land to the south.

The application site lies within the Lidsey Catchment Area and is located within Flood Zone 1.

1.2 Planning History

A quick search of the Arun District Council online planning register reveals the following planning history associated with the site;

AL/69/00 – Conservatory

AL/62/96 – Single storey extension to form new garage, living accommodation and porch. Conversion and extension of existing roof space

2.0 Proposals

2.1 Design

The proposals include the partial demolition of the existing hipped roof dormers and the reconstruction of a flat roof dormer enabling improved ceiling heights within the rear facing bedrooms on the first floor. The conversion of the property from a former single storey dwelling has resulted in compromised ceiling heights and skellings which do not offer usable, habitable rooms.

The distance from the eaves to the proposed enlarged dormer is 500mm. The overall height of the proposed dormer is set below the existing ridgeline and below that of the hipped roof dormers on the front elevation, set down approximately 800mm. No part of the proposed dormer extends beyond the original building line at the rear of the property.

It is our belief that planning permission is not required owing to the alterations falling within schedule 2 Class B – additions etc. to the roof of a dwellinghouse, of the General Permitted Development Order 1995 (as amended). The new dormer will be less than the allowable 50 cbm permitted for a detached property.

2.2 Scale & Use

The building has been established in residential use class (C3) since its construction. The proposals do seek to alter the use class rather they seek to provide improved and extended accommodation to meet the needs of the applicant's family. The proposed dormer will provide an additional volume of 37.5 cbm (2.99m in height, 8.44m wide and 2.96m deep).

2.3 Amount and Layout

The existing dwelling occupies a footprint of 112.40 sqm and affords a total gross internal area of 139.3 sqm / 1,500 sqft. As proposed the dwelling will retain the existing gross external area and see a modest uplift to the floor area which will total 145.30 sqm / 1,560 sqft.

The proposals retain the layout of the existing dwelling with the majority of living spaces located on the ground floor with the bedrooms and a master suite on the first floor. To achieve the goal of a comfortable family home, the proposed dormer will facilitate an ensuite bathroom serving the master bedroom whilst the family bathroom will serve the remaining two bedrooms at first floor level.

2.4 Appearance

The proposals are sensitively conceived and have been led predominantly by the materiality of the existing building as well as the architectural style of many neighbouring dwellings along Dukes Road. The proposed dormer will be tile-hung with a flat roof finished in a single-ply membrane of a glass reinforced plastic nature, with a grey appearance. The proposed rooflight to the family bathroom will not project more than 150mm from the roof slope.

2.5 Landscaping

Jasmine Cottage is set within a well-established site of approximately 0.056ha. There are no proposed alterations to landscaping as a result of the development.

2.6 Access

The site benefits from direct access from Dukes Road via a set of gates hung on brick piers. The property will retain a level access WC on the ground floor and there are no proposed alterations to existing finished floor levels at ground and first floor respectively.

2.7 Biodiversity, Ecology & Arboriculture

The proposals do not seek to alter or remove over 25 sq.m of habitat and as such are considered to be exempt from the current Biodiversity Net Gain conditions. In line with Arun Local Validation requirements, a biodiversity enhancement statement accompanies this application and should be referred to for further information. No existing trees are affected by the proposed development.

2.8 Sustainability

A highly sustainable approach will be taken throughout the proposed works. A whole building approach will be taken, with the new additions achieving and exceeding standards set out for thermal elements in Part L 1B of the Approved Document Building Regulations.

The internal remodeling will also see considerable thermal improvements commensurate to the standards set out in the above document for upgrading retained thermal elements including but not limited to the pitched roof and existing double-glazed windows.

The above will be achieved through construction fabric choice and design, insulation thickness, improved air tightness and energy efficient fixtures and fittings.

The sustainable approach of the proposed works seeks to ensure the resulting dwelling will suit modern requirements and be adaptable for future standards of living.

3.0 Planning Assessment

National Planning Policy Framework (NPPF)

Arun Local Plan 2011-2031

The relevant Local Plan policies considered relevant to this development proposal comprise:

- *Policy C SP1 Countryside*
- *Policy DM1 Aspects of Form and Design Quality*
- *Policy DM4 Extensions and Alterations to Existing Buildings*
- *Policy D SP1 Design*

Walberton, Binstead and Fontwell Neighbourhood Plan

9.0 Conclusion

Planning permission is sought for construction of a rear facing dormer following the removal of 3 no. existing hipped roof dormers to make better use of the space and unify the ceiling height within the first-floor bedrooms at the site. It is our belief that the proposals are wholly compliant with Local Plan policy and are in accordance with the provisions of the NPPF.

In considering the above, we trust that this application warrants officer support and therefore respectfully request planning permission is granted without undue delay.

B Newton Architecture

May 2025

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