

DESIGN STATEMENT

Proposed Infilling of Covered Open Parking Space to become Ground Floor Accommodation for the House
at No.1 Alexander Avenue, Angmering, West Sussex, BN16 4PQ

INTRODUCTION

The house owners, Mr and Mrs Walker, are seeking planning permission to increase the ground floor accommodation by converting the undercover parking area into additional ground floor accommodation.

The detached house is located at the end of a private drive elevated above Roundstone Lane, Angmering.

The house has 4 bedrooms and only 2 ground floor rooms. These are; a sitting room and a kitchen/dining room which is also the point of access to the rear garden.

The owners have been working at home during the covid19 pandemic and it has become clear that additional space would enable them to have a dedicated work/study area rather than working off the kitchen table every day. The limited ground floor accommodation resulting from the covered area does make the house design “top heavy”.

This application proposes creating a new ground floor room, using the car port area, with access from the existing kitchen/dining room.



House as Existing from Roundstone Lane

PROPOSAL AND DESIGN

It is proposed to infill the front and rear of the undercover area with matching brickwork, windows and doors. A new door opening will be made from the kitchen/dining area into the new room. The existing drive/parking area in the rear garden will revert to garden. The existing garage will become of ancillary use to the main house.

The existing three parking spaces will be relocated to the front of the house behind screen planting.

A new external pedestrian/service access between the front and rear gardens will be created along the north side of the house. This will be a minimum of 1m wide.

PARKING

This on-site parking provision meets the requirements of the West Sussex Parking Calculator and the existing Planning requirement.

Three spaces are proposed to the front of the house. These are positioned so as not to obstruct the Right of Way, shown in pink on the drawings. The parking space furthest from the house is 3m wide to allow for additional manoeuvring. Under this proposal the need to juggle three cars is removed.

SCREEN PLANTING

A new screen hedge will be planted along the west boundary using evergreen Portuguese Laurels (*Prunus Lucitanica*).

MATERIALS

Walls – face brickwork and detailing to match existing with a reconstituted stone sub-sill to the west window.

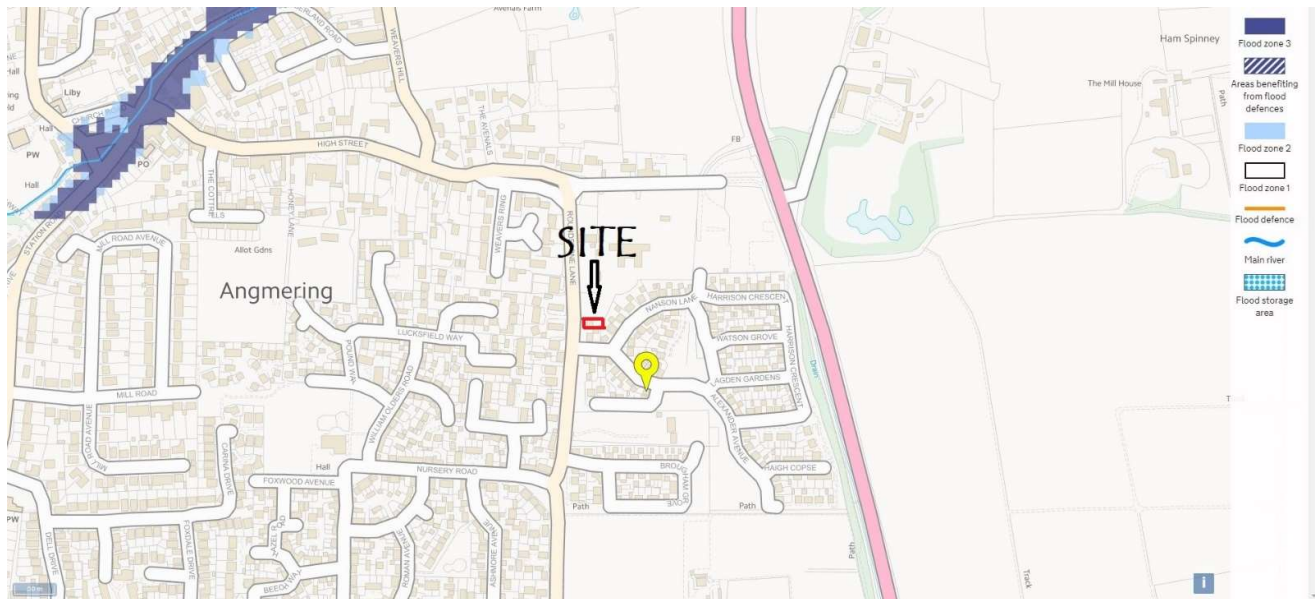
Windows/Doors – white UPVC to match existing

Parking Area – permeable block paving to match existing



Proposed Infill and Parking

FLOOD RISK



The site is located in Flood Zone 1, therefore, there is no significant risk of flooding.

PRE-APPLICATION ADVICE

A Pre-Application submission was made on 8th October 2020 (reference PAA/104/20).

A written response was received on 30th November 2020 concluding;

“Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be approved subject to the submission of further details covering materials, design and potential screening.”

RESTRICTIVE COVENANT

Consent for the proposed extension was granted by the Swanbourne Park Management Company by email on 22 December 2020. See below.

From: Estates [mailto:estates@ermc.co.uk]
Sent: 22 December 2020 14:34
To: Sue Walker <swalker@pembrokefinancial.co.uk>
Cc: Estates <estates@ermc.co.uk>
Subject: FW: Proposed alterations - 1 Alexander Avenue

Good afternoon Sue,

We are pleased to confirm that consent for the alterations to 1 Alexander Avenue has been granted by majority by the Board Directors of the Swanbourne Park Management Company subject to any necessary further permissions being granted by the planning department. This is also subject to the works being carried out and with materials being used as stated.

We will keep copies of your plans and relevant communications on file.

Kind regards,

Sarah Follett

Estates



COVID 19 - ERM Newport offices have now re-opened and are staffed from Monday-Thursday.
Fridays we are available, but working remotely. Other offices currently remain closed.
We continue to follow government guidance maximising the safety of personnel and clients we work with.

Office Tel: 03300 240365
Website: www.ermc.co.uk



Proud to be a founding
partner in the
Construction Property
Partnership



This e-mail and any files transmitted with it are confidential and intended solely for the use of the person to whom they are addressed.
If you are not the Intended Recipient please contact the sender as soon as possible. It is intended only for the personal attention of the named person, firm or company to whom it is addressed. It may contain information that is privileged and confidential in law. Accordingly any unauthorised dissemination, distribution, copying or other use of this message or any of its content by any other person may constitute a breach of civil or criminal law and is strictly prohibited. No mistake in transmission is intended to waive or compromise any such privilege.
If you have received the e-mail in error please telephone 03300 240365.

A similar proposal was granted Planning Permission last year, just down the road at 1 Brougham Grove, Angmering, Application Ref: A/44/20/HH .

CONCLUSION

The proposed extension has been carefully designed to be an integral part of the house using matching materials and detailing. We trust you can respond positively to this proposal as there are no issues with neighbour amenity, parking provision, design, neighbourhood character or the Highway and, therefore, meets the requires of the Local Plan. This “extension” will greatly improve the quality and functionality of the ground floor accommodation. We trust you will be able to support the application.

January 2021