

11 Ivydale Road **Bognor Regis**

Forward.

11 Ivydale is a detached bungalow set in one of Arun District Councils Home Zones. The property like many others in the area has painted rendered elevations, a large pitched roof, which lends its self to a conversion. According to the adjoining property owners and the details obtained from the Ordnance Survey Data available the boundaries accommodate one of the flank walls of the adjoining buildings. This has yet to be challenged. A rear addition has been erected under application BR/565/84 but the loft conversion was never completed by the previous owners.

This application seeks permission to amend the previous approved loft conversion. Owing to the current financial climate the present owners wish to extend the existing permitted loft conversion to facilitate their growing family by extending the roof over the ground floor extension and incorporate dormer windows. Replace the existing garage with a new pitched roof which will allow access to the first floor loft conversion. The new additions do not pose any overbearing on the adjoining properties as they are within the existing footprint that does not extend past the rear of the adjoining properties. The dormer windows look out on to adjoining properties pitched roofs or gable ends. The garage roof is of economic use and design to facilitate the first floor.

The new garage does not extend any further to the boundary than the existing.

The designs are based on similar conversions within the area.

Use.

The property is solely for domestic use.

Amount.

The proposed does not increase the ground floor footprint. The proposed new roof will extend over the ground floor extension approximately 2.5m and keep the same ridge line. The garage although set back from the building line is of similar dimensions allowing access to the first floor via the pitched roof. The ridge to the garage does not extend past the existing ridge line. The roof to the garage has been hipped back to soften the lines. Dormer windows to allow free movement across the first floor. Ridge height to dormers no higher than the existing ridge height. The new dormers are set back from the building lines.

Layout.

The proposed design has taken in to account the existing site restrictions and worked around these. The proposed offers the best achievable through design restraints layout and build ability to achieve an economic sustainable build that meets the family's requirements.

Scale.

The proposed does not expect to exceed the existing ground floor footprint but to re-configure it.

Landscaping.

N/A

Appearance.

The new walls forming the garage will be painted roughcast render to match the existing elevations of the main house. Pitched tiled roofs to match the existing with Eternit Cedral Weather board cladding to the dormer cheeks. The new garage roof had a barn end to lessen the impact on the Western elevation along with the dormers this will lessen the over bearing effect on the adjoining properties.

Access.

No alterations to the existing arrangements that are through Gravits Lane and Ivydale Road.

