

Replacement Dwelling

At

Shore House, Seafield Road, East Preston

August 2014

Planning Application Submission – Supporting Statement

This document forms part of the Planning Application submission for a replacement family dwelling at the above address.

Context:

The site is situated on the South side of Seafield Road in East Preston. Seafield Road is a private residential road set within an identified Area of Special Character (ASC). The site lies to the southern side of the road and the rear garden backs directly onto the beach. The existing house is a brick built two storey detached property set under a pitched roof which has had extensive single storey extensions. It sits centrally on the site with large areas of lawn to the front and rear. There is no clearly defined building line on this side of the road with frontages varying from 8.0m to over 40.0m.

The Area of Special Character covers all of Seafield Road and describes the area as having a diverse character, with spacious plots sizes and houses set well back from the road that reflect their period of construction. Properties that make a positive contribution to the area are identified and this does not include the application site; as such there is opportunity to replace the existing house with a new dwelling that will make a positive contribution and enhance the area through the addition of a high quality well designed home.

The site boundaries are clearly defined by the existing fencing and walls. To the front there is a low hedge. The only trees within the site are in the rear garden; there are three trees on the western boundary adjacent to Holworth Cottage and a row of smaller trees running across the width of the rear boundary, visually screening the site from the beach. All three trees are to be retained and will not be affected by the proposed works.

The site backs on to the foreshore at East Preston and as such is in close proximity to the sea, however the height of the pebble beach and the stability provided by the existing groynes mean that the flood risk zone does not extend beyond the back of the beach across the full width of the site.

Proposals:

This submission relates to a proposal for the replacement of the existing dwelling with a contemporary family dwelling. The house will be principally set on two floors with additional accommodation within the roof space. The proposed dwelling will occupy a similar footprint to the existing house with an integral garage replacing the existing detached garage.

The existing dwelling is smaller than most properties on the road and has a disproportionately small first floor area compared with the ground floor plan giving an unbalanced accommodation arrangement. Additionally the construction has reached an age where considerable works and expense would be required to bring it up to current standards. The combination of these issues, along with the applicants aspirations for an attractive, energy efficient family dwelling, provide an opportunity to make best use of the site through constructing a replacement dwelling that will significantly improve internal space standards and sustainability compared with the existing house.

May 2014

Pre-Application:

As part of the design process a draft scheme was submitted to Arun Council Planning department for Pre-Application advice and a meeting was held with the case officer to discuss the proposals. The draft scheme proposed a contemporary flat roofed design on two storeys with a small observation roof on the second floor set back behind a parapet. The position, footprint and scale of the dwelling were similar to the current proposals. The feedback from the pre-application consultation was that the principle of a replacement dwelling is acceptable with a reasonable increase in scale (as is proposed) provided it does not have an unreasonably detrimental impact on neighbouring properties. However a concern was raised in terms of the design, specifically the roof form, as it was felt that the flat roofed design as too angular and not in keeping with either the original house or surrounding development. An alternative design was therefore presented with a pitched roof over the main body of the dwelling and this was considered to be more acceptable and in-keeping with both the original house and the immediate surrounding development. This approach has therefore been adopted in the current proposals.

In addition, the Applicant has also informally consulted with immediate neighbours regarding the proposals including presenting plans of the scheme and has received positive feedback.

Sustainability:

The proposed dwelling will be constructed using closed panel timber framed construction facilitating off-site Manufacture (OSM) of the dwelling, minimising the onsite construction period. The house will include a number of features to ensure the design addresses climate change issues. These include: Solar panels for water heating, triple glazed windows, insulated external doors, whole house ventilation with heat recovery, solar shading and insulation levels that exceed current requirements.

The proposals have been designed to reflect the location and orientation of the site and balance the desire for: views, natural daylight solar gain, solar shade and ventilation with the need to ensure the protection of the private amenity of neighbours and reflect the context within the ASC

The design also aims to address the needs of a lifelong accessible dwelling through the inclusions of a ground floor bedroom allowing single level living should this be required in the future.

Design:

The dwelling has been designed as a contemporary family house that draws on the design and features of other dwellings in the area whilst also integrating with its context and the characteristics of the ASC. The proposed house is located centrally on the plot with the main two storey element of the dwelling set under a pitched roof and flanked by two single storey wings to either side. The front (North) and side pitches of the roof have been kept plain to reflect the roof design of the existing and surrounding dwellings. To the rear a dormer has been incorporated along with two roof-lights to allow the roof space to be used for additional accommodation and provide views out to sea. The small second floor balcony has been kept central to the plot to avoid the risk of overlooking and the two first floor balconies are to be provided with timber privacy screens to protect neighbour amenity. The proposals offer a reduction in the area of balcony from 43m² to 35m² compared to the existing dwelling. The form and scale of the proposed dwellings allows the design to achieve a balance between making best use of the site and maintaining the spacious feel of the road.

The proposed materials of white render under a tiled roof, with dark grey detailing and fenestration reflect the Beach front location and can also be found within the palette of local materials. The southern elevation has larger areas of glazing to make best use of the views, whilst maintaining the private amenity of neighbouring properties, and potential solar gain during winter months. The inclusion of Brise Soleil, balconies and deep eaves will provide solar shading for summer months to

avoid overheating. The glazing to the side elevation has been kept to a minimum, to protect the privacy of neighbours. Windows to the north elevation generally are smaller in scale to reflect the aesthetic of neighbouring properties and reduce heat loss. The exception is the glazing to the stair well which will provide natural light to the central circulation areas. This has been recessed back into the elevation to provide visual interest and avoid the potential perception of overlooking to the northeast towards Seafeld Lodge.

The dwelling has been designed to ensure it meets and exceeds the Design criteria set out in section 13 of the February 2014 version of the Local Plan including both the internal and external space standards.

Summary:

The proposals provide for an attractive replacement family dwelling that reflects and complements its setting within the street and the wider ASC. The house will meet, and in most cases exceed, current regulations in terms of energy efficiency and sustainability as well as the Arun District Council Space Standards. The proposals have been refined through the pre-application advice process to create a form and scale, in keeping with the surrounding properties and a design which achieves a balance between practical family accommodation, maximising sea views and maintaining the private amenity of neighbouring dwellings.