

Replacement Dwelling

At

Shore House, Seafield Road, East Preston

Planning Application Submission – Supporting Statement

This document forms part of the Planning Application re-submission for an amended design of a replacement family dwelling at the above address following the refusal of Application EP/134/14/PL.

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 house 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 Howarth 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 on 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.

Planning History

This submission is a re-submission of application EP/134/14/PL following a refusal for the following reason:

The proposed dwelling by reason of its size and design would appear harmfully bulky and out of scale with surrounding properties and with its projecting mid-section on the rear elevation and extensive use of glazing would appear unacceptably prominent when viewed from the public beach frontage and the surrounding area which is in conflict with policy GEN7(ii) of the Arun District Local Plan and policies D DM1 and D SP1 of the Emerging Local Plan and the National Planning Policy Framework.

Following the Refusal a meeting was held with the Case Officer and his Team Leader to discuss ways of addressing this reason for refusal and amended proposals were then submitted for informal comment including the views of the conservation officer. Following a positive response to the changes this application is being submitted incorporating the amended design. Notes of the meeting are provided in Appendix A of this document and details of the amendments are described below.

May 2014

Proposals:

This submission relates to an amended 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 design has been amended to reduce the visual bulk and scale when viewed from the beach by removing the large square rear dormer and replacing it with a central rear gable. The height of the parapet around the rear projection has also been reduced to also help ensure that the design portrays a two storey dwelling with accommodation in the roof space rather than a three storey rear projection. These changes have also required some internal alteration to the second floor layout as the useable floor area has been reduced. The rear gable is to have a triangular window set below the eaves overhang to afford sea views but also create a visual separation from the two storey projection.

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.

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 signed 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 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 contemporary 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 pitched of the roof have been kept plain to reflect the roof design of the existing and surrounding dwellings. To the rear a gable window and two roof lights 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. The parapet to this balcony has been kept to a minimum height with Glazed balustrading to keep the height of the solid element as low as possible. The two first floor balconies are to be provided with timber privacy screens to protect the amenity of neighbours. The proposals offer a reduction in the area of balcony compared with the existing dwelling from 43m² to 35m². The form and scale of the proposed dwelling allows the design to achieve a balance between making best use of the site with maintaining the spacious feel of the road.



Perspective view of the rear of the proposed dwelling showing the central gable replacing the large rear dormer.

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 although, these have now been reduced at second floor level, glazing to make best use of the views, whilst maintaining the private amenity of neighbouring properties. This glazing also offer the potential of solar gain during winter months. The inclusion of Brise Soleil, balcony overhangs and deep eaves will provide solar shading for summer months to avoid overheating. The glazing to 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 perception of potential overlooking to the Northeast towards Seafield 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.

Flood Risk Assessment (FRA)

A FRA was not included with the application as having checked the Environment Agencies online Flood Map we are of the opinion that the Zone 2 and 3 Flood areas stop on the rear boundary of the site where there is a 0.9m high wall which is to be retained. The Flood level of the house is approx. 0.5m higher than this point and we are therefore satisfied that the proposals are not affected by the risk of flooding.

Bin Storage and collection Provision

The proposed storage location for bins and recycling is with in the garage and this is indicated on the ground floor plan. It is anticipated that the householder will then move the bin out to the front boundary for the weekly/fortnightly collections.

Foul and Surface Water Drainage Statement

Foul Water:

It is proposed that the new dwelling will be connected to the existing Foul Water Sewer that is located in Seafeld Road and that it will be connected to this via one of the existing Inspection Chambers located on site to the North of the existing dwelling. The works will be carried out in accordance with the requirements of the building regulations.

Surface Water:

The existing property's surface water drains to soakaways and it is therefore the intention if possible to utilise the same method for the new dwelling. Soil investigation works will be undertaken as part of the preparation for the Building Regulation submission and this will allow the drainage designer to establish the percolation rates for the site and whether just soakaways will suffice or if additional attenuation will be needed. In addition it is intended to include water butts to allow storage of rainwater for use in the garden and also that external hard surfacing will be permeable to minimise the areas that need specific surface water drainage.

Summary:

These amended proposals provide for an attractive replacement dwelling that reflects and compliments its setting within the street scene and wider ASC. The amendments to the roof form and reduction in glazing to the rear ensure that the design addresses the reason for refusal under the previous proposals and reduce the visual scale and bulk of the proposals when viewed from the beach.

The dwelling will meet and in most cases exceed, current regulation in terms of energy efficiency and sustainability as well as the Arun District Council Space Standards. The proposals have been refined through both the previous pre-application and full application processes and through discussion with the planning Officers, to create a form and scale in keeping with the surrounding properties. The design achieves a balance between a practical family home, maximising sea views and maintaining the private amenity of neighbouring dwellings.

APPENDIX - A

Notes from Meeting at Arun District Council - Tuesday 11th November

Re: Shore House, Seafield Road, East Preston

Present:

D Sullivan (DS)
J Baeza (JB)
E Porter Lynch (EP)
N Blunt (NB)

The purpose of the meeting was to discuss possible amendments to the recently refused planning application PAA/72/14 in order to address the reason for refuse in a revised scheme for re-submission.

NB and EP opened the meeting by expressing disappointment that the application had been refused before the 8 week deadline and without prior notice. The reason for the refusal had not been previously raised as an issue (either at the pre-app or planning application stage) and therefore they were unsure how to address the issue. They felt that the limited feedback through the 8 week period had been positive, and there were 3 letters of support as well as Parish Council support and the only objection was from the Preservation Society.

JB explained that the issue of mass and scale only became clear once the full application was received as the sketches for the pitched roof version (submitted as pre-app) did not make clear the extent of glazing or the impact of the rear dormer. He also stated that, due to time pressures, it is not always possible to allow amended plans during the application process and this was considered to be such a case.

EP explained that an important feature in the design to her as applicant, was the inclusion of some form of second floor accommodation to facilitate the long range sea views. There was then discussion about other recent planning consents or mostly flat-roofed dwellings, some of which had viewing rooms as well as the visibility of the proposed dwelling from the beach.

NB asked specifically which aspects of the current design were the ones that JB and DS felt made the mass and bulk unacceptable. JB explained that it was the rear projecting bay which currently projects above the eaves level which, when combined with the large rectangular rear dormer, gives the appearance of a full three-storey projection to the rear of the property. NB suggested that the rectangular dormer could either be taken further back into the property to remove the need for the dormer cheeks and flat roof, or it could be replaced with a gable roof. JB suggested that the gable roof would be preferable and that, combined with a lowering of the parapet height of the two storey rear projection, could address their concerns.

EP confirmed that she would be happy with this compromise and NB asked if there were any other issues that required addressing. Both JB and DS confirmed that there were not any additional issues and that, subject to a formal re-submission of a planning application, they would support the amended proposal. There was then a brief discussion about whether there had been any comments on the previous scheme from the conservation officer. DS confirmed that there had not, although he had been consulted. JB suggested that NB provide a sketch of the revised proposals to DS so that he

could get informal comment from the conservation officer prior to any re-submission to ensure he was also happy with the amended plans to avoid any adverse comments on a re-submitted application.

There was then a brief discussion about time frames. JB and DS confirmed that there was no fee for the re-submission, which would require the formal 8 weeks. However this may be quicker, given the recent planning application. JB also confirmed that this was an informal meeting and the revised plans would be subject to a formal application process.

Addendum:

Following the submission of the amended drawing DS has confirmed that they in line with the proposals discussed and therefore address the concerns. These plans were also forwarded to the Conservation officer for comment and DS has subsequently confirmed that he does not have any concerns with the amended design.