

Scope Analysis

30 Lavinia Way, East Preston, Littlehampton BN16 1EF



Contents

Contents	1
Introduction	1
Property Review	2
Material use	2
Response to the Arun Design Guide	4
Household Extensions	4
Front Extensions	5
Rear Extension	7
Energy Efficiency	8
Arun local plan	9
Overlooking	10

Introduction

This document will review the building styles and materials used within Lavina Way and the surrounding area, to supplement the proposed planning application of a rear dormer and enlarged rear extension in line with the following guidance:

- Arun District Design Guide: ADDG-Design-Guide-SPD-v5_Ir.
 - Sections M & N
- The Arun Local Plan 2011 - 2031
 - Policy D DM4 - Extensions and alterations to existing buildings (residential and non-residential)

This document is to be read in conjunction with the proposed extension plans.

Property Review

30 Lavina way is a 1980s bungalow of painted render and concrete roof tile construction with a trussed roof. Located within Lavina Way, East Preston.

The property is nestled within a well proportioned corner plot. Additionally, the property benefits from a sizable boundary and is set back from the neighbouring properties to both the East and the South. Later developments along Lavina Way have established an acceptable variety of building heights and styles including traditional bungalows, tall roofs, front facing dormers, and front elevation projections.

Material use



View along Lavina Way From the East

Material	Description
External Walls	Red Brick & Hung tile
Roof Covering	Red Concrete Tiles
Cladding	White UPVC
Windows	White UPVC
Drainage	White UPVC



View along Lavina Way from the South

Material	Description
External Walls	Red Brick
Roof Covering	Red Concrete Tiles
Windows	White UPVC
Cladding	White UPVC
Drainage	White UPVC

Response to the Arun Design Guide

Household Extensions

 Household Extensions – make sure that the scheme:	Tick when Reviewed
• Responds to the distinctive characteristics of the building and surrounding area, by:	☐
Taking a simple and unobtrusive form which does not overpower the existing or neighbouring properties, while taking the opportunity to incorporate innovative design if appropriate	☐
Integrating roof form with the existing dwelling, generally constructed at the same angle of pitch	☐
Using materials which match the existing building, or providing justification for an alternative approach	☐
Responding to existing elevations through the size and positioning of doors and windows	☐
Maintaining established building lines	☐
• Protects and enhances the significance of listed buildings, Conservation Areas or further surrounding heritage assets, wherever appropriate	☐
• Protects the amenity of occupants, by:	☐
Ensuring acceptable internal space standards, particularly where the extension includes additional bedrooms	☐
Ensuring appropriate lighting levels	☐
• Protects neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings	☐
• Provides detailed consideration of air tightness, thermal insulation and the avoidance of cold bridges	☐
• Incorporates appropriate planting and biodiversity improvements	☐

Section M.01 - Page 199

The proposed scheme ensures to use simple forms to avoid overpowering the existing neighbourhood properties.

The proposal will retain the existing materials as far as is reasonably possible, by reusing the existing roof tiles and incorporating existing painted render finish to the proposed porch extension to the front elevation. The proposed pitched roof front porch extension will enable a moderate increase to the lobby space to accommodate a more functional entrance to the property.

The rear roof dormer and kitchen extension allows for the property to accommodate a modern family with a comfortable level of living space and amenities associated with modern housing standards whilst making minimal reductions to the existing sizable garden space.

Front Extensions

 Front Extensions – Make sure that the scheme:	Tick when Reviewed
• Takes care not to disrupt the existing composition of the street in terms of rhythm or building line	☐
• Ensures continuation of existing building design in terms of details and materials	☐
• Maintains and enhances front garden spaces	☐
• Avoids large, flat-topped porches; incorporating pitched roofs in most cases	☐

Section M.01 - Page 200



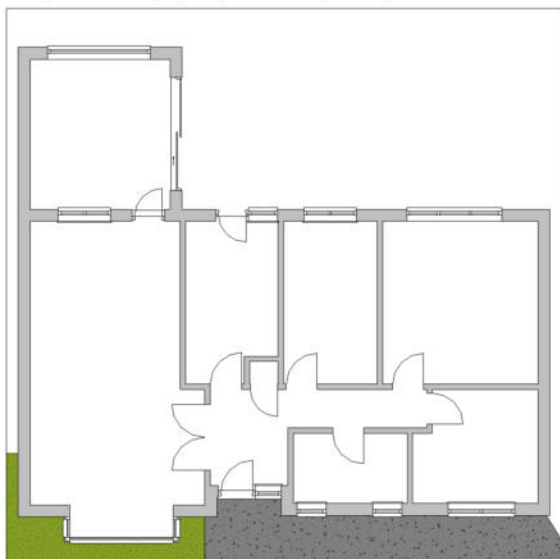
As previously mentioned, the modest extension to the front of the property will utilise the existing materials and maintain the existing building design regarding details and materials.



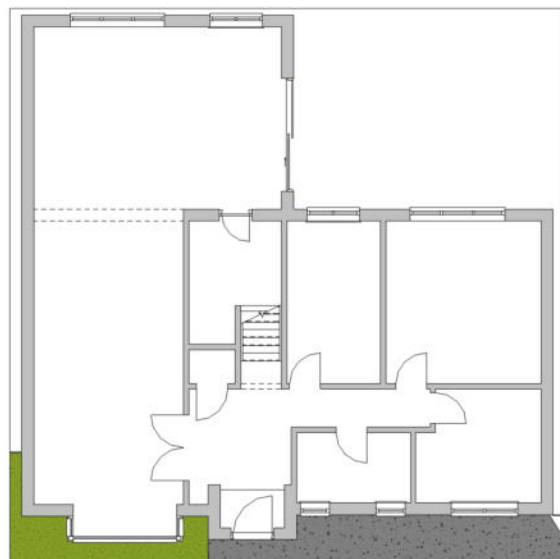
The proposed porch extension will greatly improve the functionality of the front entrance. By introducing a small gable to the principal elevation it will also increase the rhythm of the property with neighbouring properties along Lavina Way, whilst having minimal impact to the overall appearance of the existing property.

	Front Extensions – Make sure that the scheme:	Tick when Reviewed
•	Takes care not to disrupt the existing composition of the street in terms of rhythm or building line	☐
•	Ensures continuation of existing building design in terms of details and materials	☐
•	Maintains and enhances front garden spaces	☐
•	Avoids large, flat-topped porches; incorporating pitched roofs in most cases	☐

No part of the front entrance extension encroaches on the rhythm or building line of neighboring properties. The proposed porch extension to the front of the property remains within the projection of the existing bay window and behind the forward elevation of the neighbouring properties principal elevation.



Existing Ground Floor Plan



Proposed Ground Floor Plan

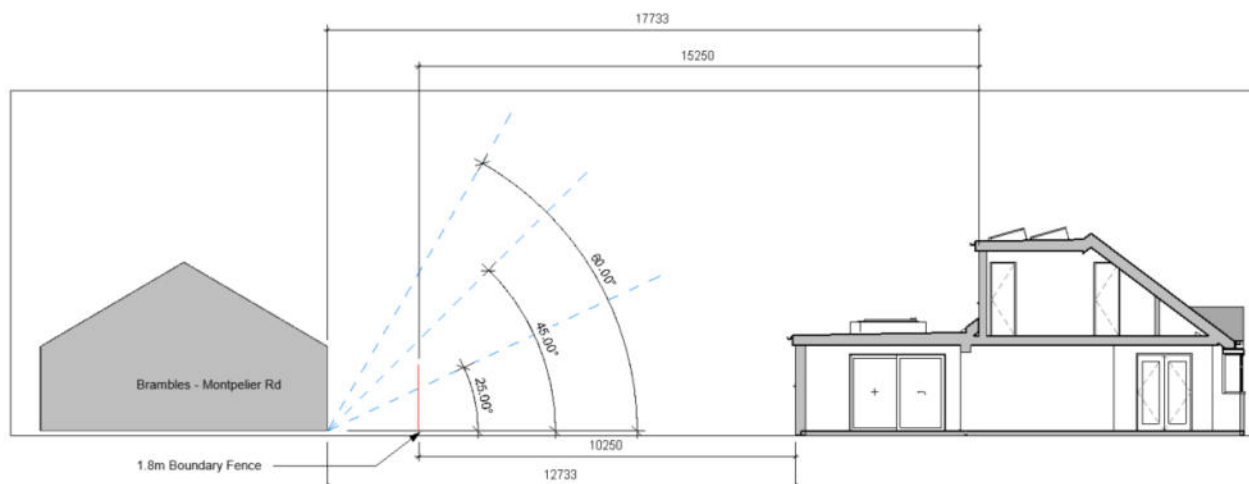
The proposed porch extension will cause no loss of planting or biodiversity to the property.

Rear Extension

Rear Extensions – make sure that the scheme:		Tick when Reviewed
Does not negatively impact neighbouring amenity in terms of privacy and overshadowing by following the '45-degree, 60-degree and 25-degree rules'	☐	
Preserves external garden amenity space to at least 10.5m depth and retains permeable surfaces	☐	
Exploits opportunities for innovative and contemporary design where appropriate	☐	

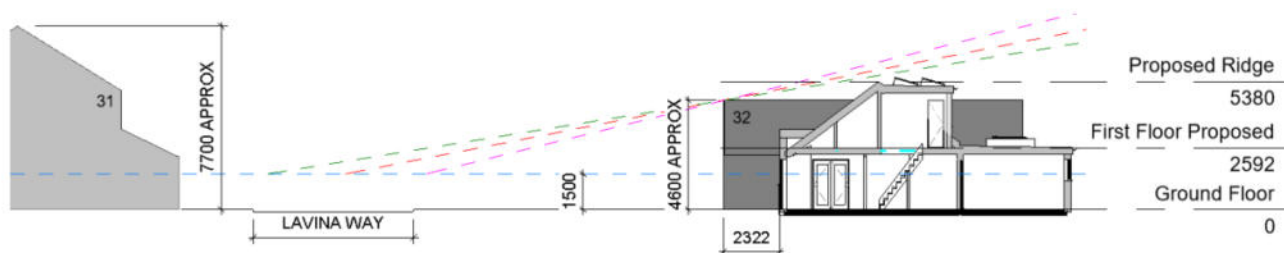
Section M - Part 3 - page 204

As Shown in the image below the proposed extension does not encroach in the neighbouring property as setout by the 45,60, & 25 dereed rules



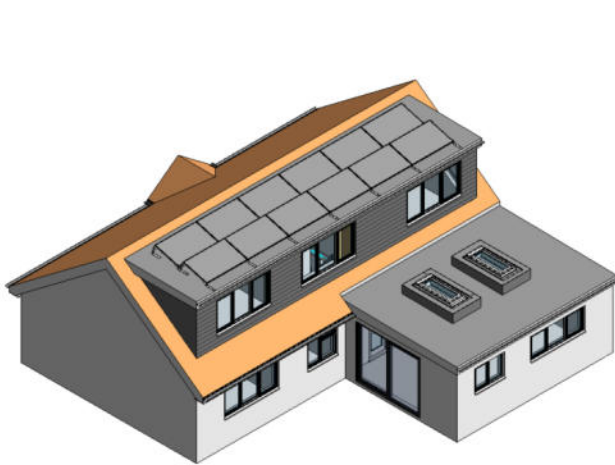
The proposed extension also ensures the 10.5m garden amenity space has been adhered to in order to avoid any loss of privacy concerns.

As shown below, a result of the positioning of the property within the curtilage of the site. The proposed increased ridge height has no impact on the existing sight lines in comparison to the original and neighbouring properties. The proposed porch also falls well behind the existing building line.

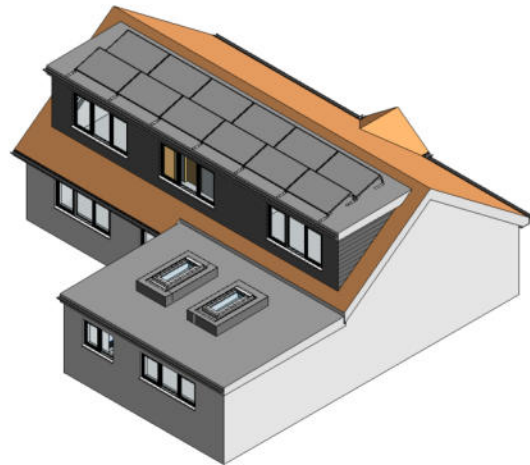


Energy Efficiency

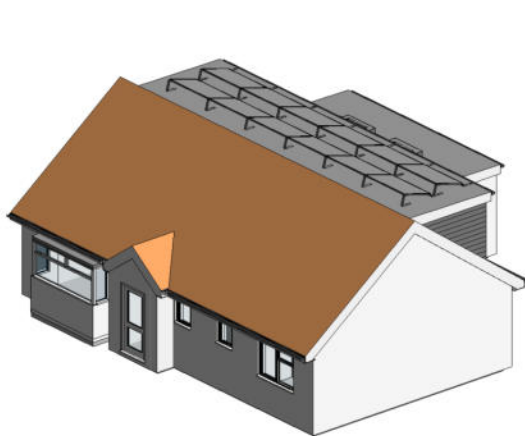
Finally, by leveraging contemporary design and technology innovations it has been possible to create a comfortable five bedroom home from a traditional 3 bedroom bungalow. By utilising the existing available space, and without making large additions to the original footprint of the dwelling.



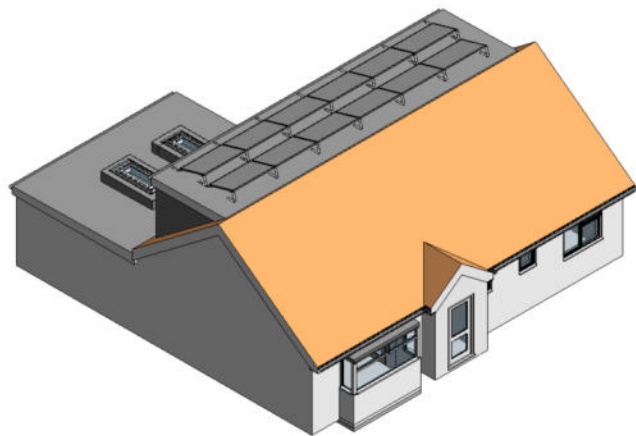
South East Axonometric View



North East Axonometric View



South West Axonometric View



North West Axonometric View

We believe the increased building standards achieved by this proposal, alongside the increased efficiency achieved by relocating and increasing the existing solar panel arrangement from the existing pitched roof to the proposed flat roof. The properties overall use of space and energy efficiency will be increased throughout.

Response to the Arun local plan

- a. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;
- b. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;
- c. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- d. in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;
- e. the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.

Developments shall also be consistent with all other Local Plan Policies.

Page 160 - Policy D DM4 - Extensions and alterations to existing buildings (residential and non-residential)

- a. The rear dormer will have little impact on the appearance to the principal elevation of the existing building, limiting any visual changes to the property.
- b. As above, the addition to the rear elevation will have little impact on the appearance to the principal elevation of the existing building. Ensuring the proposal is subservient to the main building, whilst providing a greatly increased standard of amenity to the tenants.
- c. As highlighted previously, due to the position and orientation of the property, the proposal will not cause any overshadowing to neighbouring properties (Solar study available on request). Any potential overlooking to neighbouring properties from the rear dormer will be minimum, any overlooking will be to the carport/driveway of the neighbouring property on Montpellier road. The property is set back from the boundary an adequate distance on all sides to prevent any overbearing impact from the proposed extension.
- d. The proposal will not compromise the established spatial character and pattern of the place. However, the proposal will be a positive addition to the property and surrounding premises. This will be achieved by allowing a higher standard and quality of living to the occupants, whilst increasing both the thermal efficiency and solar generation capabilities lowering demand on resources.

Overlooking

The study has previously identified that the proposed rear dormer falls within the permissible zones set out by the Arun design guides. The following photos have been taken to identify that as a result of the proposal, little to no overlooking will occur beyond that of similar more recent developments with a first floor in the surrounding area.



Image taken from the South end of the rear roof



Image taken from the center of the rear roof



Image Taken from the North of the rear roof

From the images above it is clear that the proposed rear dormer poses no threat of overlooking to the neighbouring properties in particular Brambles, Montpellier Rd BN16 1JY