

Planning Statement

1.0 Introduction and Context

- 1.01 Coda is located at Florida Road in Ferring, Worthing. The postcode is BN12 5PE.
- 1.02 The bungalow is located in what is predominantly a residential street with bungalows located on either side of the street.
- 1.03 Originally, Coda was built with a “U” shape plan detached bungalow, pitched roof and white roughcast render finish with a detached garage with pitch roof and 2no. sheds to the rear garden. It was further extended in 2010 where the garage was converted and extended to provide an ensuite bedroom, kitchen, toilet and living room to allow the owner’s elderly parents to be able to live closer to them with an amount of separation.
- 1.04 The existing bungalow currently comprises of 2no. bedrooms with ensuite bathrooms, 2no. kitchens, 2no. living rooms, 2no. wcs, study, dinning room, conservatory and 2no. sheds at the rear garden.
- 1.05 The existing building is not a Listed Building and is not within a Conservation Area.
- 1.06 The proposal is to create a new entrance porch to the front elevation (south), infill between the existing bedroom and kitchen to the rear (north), form a shed and sliding gate to the east elevation of the existing house, internal alterations and to remove 2no. existing sheds to the rear garden.

2.0 Design

- 2.01 The proposal is to create a new entrance porch similar to the adjoining neighbour (White Lodge) to the west. This volume would be clad in timber and render in similarity to the existing house. The stepped access to the house would be retained given the level difference of the front garden but the entrance door would be moved to the west elevation of the new porch to shelter from prevailing winds.
- 2.02 In the living room, the proposal is to demolish the existing entrance hall partition and door to enlarge the existing living room. The existing bedroom partition would also be demolished to further extend the living room with a rooflight and a sliding folding doors that open to the rear garden. The existing corridor partitions would be straightened to allow a better use of the room.
- 2.03 Adjacent to this room, the proposal envisages to “infill” the void of the “U” shape main house, making it a square shape. This new room would provide a dining room with views to the rear garden and a rooflight above. It would also have new openings to the new living room and the existing kitchen, allowing for a fluid and practical use of the house.
- 2.04 The existing bathroom would be demolished to enlarge the existing kitchen and allow more kitchen units. The existing units would be retained. The existing window would be enlarge to gain daylight into the room as well as views to the east terrace.
- 2.05 The existing conservatory adjacent to the kitchen would be converted to the utility room, retaining the existing access from both to the rear garden and east terrace. Part of the existing walls would be retained as well as the gas boiler. To



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preserve the conservatory "style" a long rooflight is proposed along this utility room.

- 2.06 The existing dining room layout would be slightly adjusted, the existing chimney would be demolished to convert this room into a bedroom.
- 2.07 The existing study room would be retained as it is with the exception of the new timber floor proposed throughout the main house.
- 2.08 The existing bathroom would be retained as it is with a new extract trough the roof.
- 2.09 The existing rear extension would have internal alterations and new cladding treatment to relate to the new extension to the main house. The existing kitchen would be converted to a small bedroom. The existing living room would be converted to the main bedroom. The existing bedroom would be used as dressing area for the proposed main bedroom. The existing toilet would be demolished to allow for the existing bathroom to be enlarged and to include a shower. This bathroom would be accessed both from the master bedroom and the small bedroom.
- 2.10 As the 2no. existing sheds would be removed, the proposal would include a side shed to be created adjacent to the east elevation of the main house to be used as an external store. Adjacent to the shed, a sliding gate with timber clad in the same manner as the shed would be the new access to the east terrace.

Reference should be made to the submission drawings:

SK01 Location & Block Plan as Existing
SK06 Ground Floor Plan as existing
SK07B East & West Elevations as proposed
SK08B North & South Elevations as proposed
SK109B Roof Plan as Proposed
SK010 Roof Plan as existing
SK11B East & West Elevations as existing
SK12B North & South Elevations as existing
SK15A Ground Floor Plan as Proposed

3.0 Scale and Massing

- 3.1 The scale of the extension is less than 10% of the existing house footprint.

4.0 Materials

- 4.01 The external walls would be finished in white render, in a similar manner to the existing building and also timber cladding would be used both in the new extension and partly to the existing house to highlight architectural features.
- 4.02 The new extension roof would be in single ply membrane to minimise the height of the new extension.
- 4.03 The proposed doors and windows would be powder coated aluminium frame painted white to match the existing.

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5.0 Sustainability

- 5.01 The building would be insulated to a high level where new structure such as walls and roof are being created.
- 5.02 The materials selected will be of low embodied energy wherever possible and low in maintenance.

8.0 Summary

- 8.01 This proposed extension envisages to create a new small porch entrance, extend a small portion to the rear garden and convert the existing conservatory to a utility room and internal alterations.
- 8.02 The proposed extension and internal alterations will offer a more fluid and practical use for their occupants.
- 8.03 The quality of the design and the construction would improve the insulation of the existing dwelling.
- 8.04 A large element of the works comes within Permitted Development Rights. However for completeness, the project as a whole has been submitted for full planning application.

9.0 Pictures of the Existing Building



Figure 1 – Existing Front Elevation (South Elevation)

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Figure 2 – Existing West elevation and west boundary wall



Figure 3 – Existing east terrace and existing rear extension in the rear

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Figure 4 – Existing west elevation of conservatory and existing rear extension on the Left hand side



Figure 5 – Existing main house north elevation

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