

DESIGN AND ACCESS STATEMENT

Loft conversion at 11 Ferring Marine, Ferring BN12 5PP

1. DEVELOPMENT DESCRIPTION

- 1.0 The application is for the loft conversion at 11 Ferring Marine in Ferring.
- 1.1 No 11 Ferring Marine is a 1960's bungalow – the building is neither listed nor is it located in a conservation area.
- 1.2 The applicants seek to improve the existing accommodation at the house with a loft conversion that follows the design principles seen at the neighbouring properties / No9 and No15 Ferring Marine as well as at other houses along Ferring Marine, by implementing a design that relates with adjacent ridge heights and volumes in a sympathetic way to thus create sufficient headroom for first floor accommodation.
- The applicants sought pre-application advice which has been included and adhered to within the proposed loft conversion – see pre-application advice summary overleaf.
- 1.3 Please refer to the application drawings for further information.

2. FLOODING CONSIDERATIONS

- 2.0 The subject building is not located within an area at immediate risk of flooding. It is not proposed to carry out works which would adversely affect the existing risk of flooding.
- 2.1 It is proposed to maintain the existing arrangements for surface water disposal.

3. MOBILITY CONSIDERATIONS

It is not proposed to alter existing access provisions.

Please refer to following drawings and documents for further information:

<i>P0 Rev-</i>	<i>OS map and site plan</i>
<i>P1 RevA</i>	<i>Existing ground and first floor plan</i>
<i>P2 RevA</i>	<i>Existing elevations</i>
<i>P3 RevC</i>	<i>Proposed ground and first floor plan</i>
<i>P4 Rev-</i>	<i>Proposed roof plan</i>
<i>P5 RevB</i>	<i>Proposed elevations and main section</i>



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Norbert Kurcz
33 Rutland Gate
SW7 1PD

Date: 11th October 2019

Your Ref:

Please ask for: Andrew Wood

Our Ref: PAA/118/19/

Tel: 01903 737768

Dear Sir/Madam,

Pre-Application Advice

Loft conversion to create a conservatory style addition, additional bedroom at loft level and reconfiguring existing fenestration to the south elevation.

11 Ferring Marine BN12 5PP

I write regarding the above matter and your enquiry received on 30th September 2019.

DESCRIPTION OF PROPOSED DEVELOPMENT

From the details submitted I understand that you propose to construct a roof extension and rear first floor extensions and remodel an existing two storey extension to provide an additional ensuite bedroom and a lounge/sitting room at first floor level

DESCRIPTION OF SITE

The site is a beach front bungalow with a two storey side extension on the west side rear of the property.

AMENITY

PRINCIPLE

The site is located within the Built Up Area Boundary and development therefore complies with policy SD SP1 of the Arun Local Plan and policy 1A of the Ferring Neighbourhood Plan which seeks to focus development within it.

Planning policies and Central Government advice support the efficient and effective use of land. Central Government advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore, new development should be well integrated with and complement the local area in terms of layout, for example.

DESIGN

Arun Local Plan policy D DM1 lists a series of 15 factors that development must comply with - these include character and impact. With reference to character the policy states that proposals should 'Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.'

Policy D DM4 relates to extensions to existing buildings and seeks any extension to sympathetically relate to the existing building and have an acceptable impact on the residential amenity of neighbouring properties.

The proposed development of first floor loft extension at the rear of the property has occurred at a number of properties nearby however the difference with this proposal is that the loft extension would rise above the ridge line in the centre of the dwelling introducing a glazed atrium feature to the front elevation. This would introduce an incongruous prominent feature into the street scene which would;

- Fail to visually integrate with and sympathetically relate to the existing dwelling contrary to part a of policy D DM4
- Fail to be visually subservient to the main building contrary to part b. of policy D DM4

It is considered that a raising of the roof line to incorporate the loft extension as in neighbouring properties would be acceptable but a protrusion above that ridge line would be unacceptable.

RESIDENTIAL AMENITY

The Council uses the 45 degree rule to assess the impact of new build extensions on neighbouring properties. A 45 degree line is drawn from the centre of the neighbours closest window and development is only considered acceptable if it does not project beyond the 45 degree line.

On the west side of the property there is already a first floor extension which would be remodelled and as such no additional impact on residential amenity would occur.

On the east side of the property adjacent to no. 15 the proposed new development at first floor would not breach the 45 degree rule.

The balconies at first floor level would however be expected to incorporate obscure glazed privacy screens at a minimum of 1.8 metres from the roof slope to the rear elevation to avoid any unnecessary overlooking of neighbouring properties

The impact of the proposed first floor extensions would not be considered to cause a significant loss of residential amenity in terms of overbearing impact, loss of light or overlooking and the proposal is considered to comply with policies D DM1 and D DM4 of the Arun Local Plan in this respect.

RELEVANT PLANNING HISTORY

FG/90/19/PDH	Notification under extended permitted development rights for a single storey rear extension with flat roof measuring 6m from beyond the rear wall of the original dwelling house, with maximum height of 3.1m and eaves height of 3m.	Prior Approv not req 13-09-19
FG/124/08/	Two storey extension to west wall of property, demolish existing flat roof extension.	Approve Conditionally 28-10-08

COMMENTS ON SITE HISTORY

A two storey extension was granted in 2008 and has been constructed on the west side of the dwelling.

A recently approved large homes extension has permitted an extension at ground floor level at the rear.

RELEVANT POLICIES - the following policies are considered relevant to your proposal:

Arun District Local Plan 2011-2031

<u>SDSP2</u>	SD SP2 Built-up Area Boundary
<u>DDM1</u>	D DM1 Aspects of form and design quality
<u>DDM4</u>	D DM4 Extensions&alter to exist builds(res and non-res)
<u>DSP1</u>	D SP1 Design

<u>Ferring Neighbourhood Plan 2014 Policy 1A</u>	A Spatial Plan for the Parish
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Planning Policy Guidance:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSION

Based on the above comments I conclude that were an application for planning permission be received it would be refused for the following reasons:

The proposed glazed roof of the loft extension would project above the height of the main extended ridge height forming a prominent feature on the front elevation of the property which would not be subservient to the main building and would fail to sympathetically relate to and integrate with the building as a whole, adversely impacting upon the character of the area contrary to policies D DM1 and D DM4 of the Arun Local Plan.

FOLLOW UP MEETING

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request together with a fee for £30.

MAKING AN APPLICATION

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Completed and Signed Application Form

Ownership Certificate and Agricultural Land Declaration
Correct Fee
Location Plan (1:1250)
Site /Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Please note that the council has a Householder Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide all the necessary information will result in your application be treated as incomplete and will delay validation of the application.

You must consider the Flood Risk requirements when submitting your application.

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consents. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours faithfully



Neil Crowther
Group Head of Planning