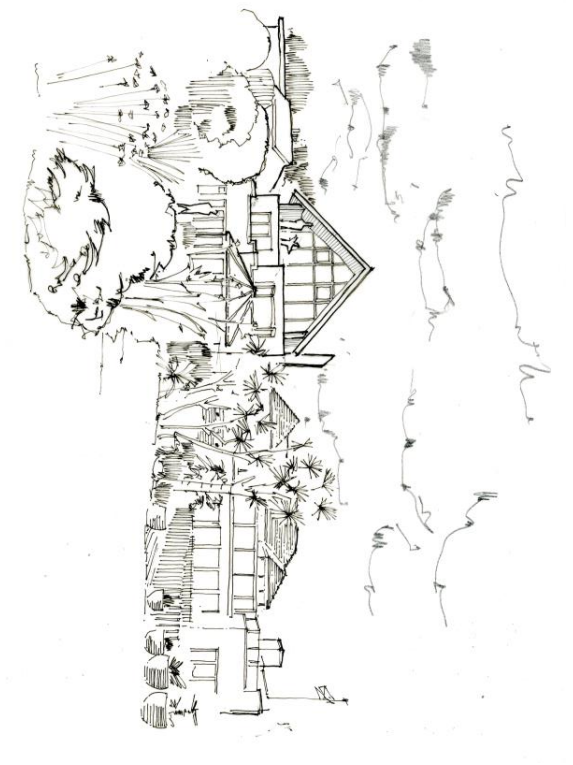


5 South Drive,

Ferring, BN12 5QS



Planning Statement

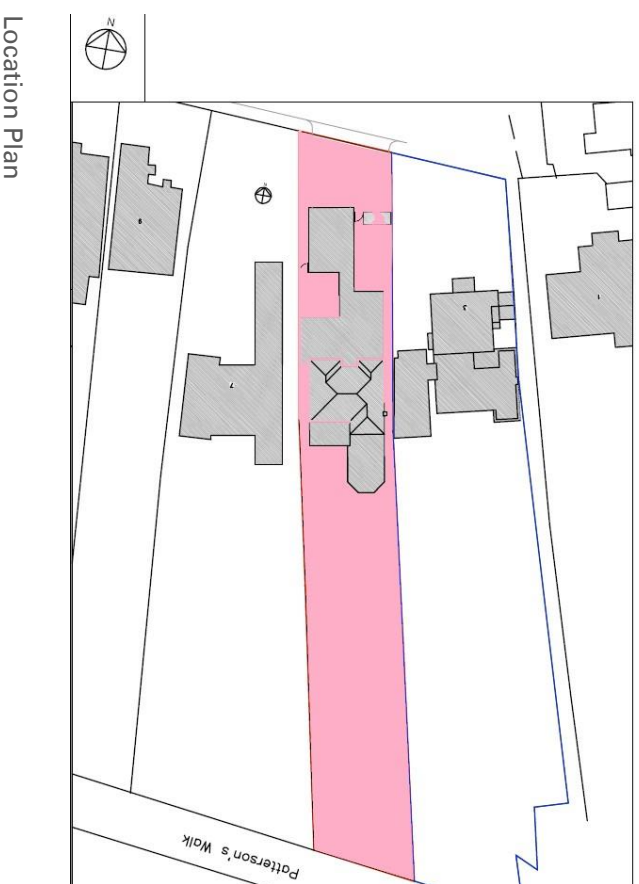
Second Floor extension
October 2020

saville jones | architects



1.0 Introduction and context

- 1.1 This report has been prepared in support of a full Planning Application to Arun District Council for the removal of the existing roof and 2nd Floor extension.
- 1.2 The property under consideration is on the south side of South Drive, a residential street within Ferring, running east west and parallel to the coast. The property is delineated by South Drive to the north, and adjacent properties to the east and west and the coastal path to the south.
- 1.3 This is a large plot measuring 0.1 hectare the property being approximately 50m from the coastal path. The site is flat and is within the same ownership as neighbouring property, No3 South Drive to the east. The northern boundary is 1.8m wall and lower render wall to the south. To the west, there is a fence and wall with no significant trees on the site.
- 1.4 The existing property is two storeys with a substantial single storey accommodation and an attached double garage and snug, surrounding an inner courtyard.
- 1.5 The property has an upper pitched roof covered with red concrete interlocking tiles and painted render external walls. Lower single storey accommodation, have glazed roofs and matching interlocking tiles.
- 1.6 The properties on South Drive are a mix of 3 storey houses with the 2nd floor accommodation in the roof space, flat roofed 2 storey and chalet style houses.



Location Plan

2.0 Planning History and Overview

- 2.1 The property received approval (FG/100/1) for single storey extensions to front and rear with an attached double garage (previously approved under FG/30/08).
- 2.2 Relevant applications for additional floor accommodation include
- **31 South Drive;** Replacement dwelling FG/145/19/PL
 - **18 South Drive;** 2nd Floor roof enlargement and new dormer. FG/89/16/PL



18 South Drive. 2nd Floor



Blue Café Car Park.

3.0 DESIGN

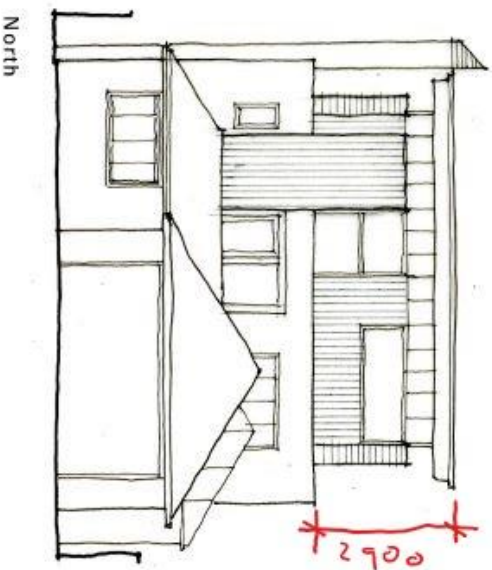
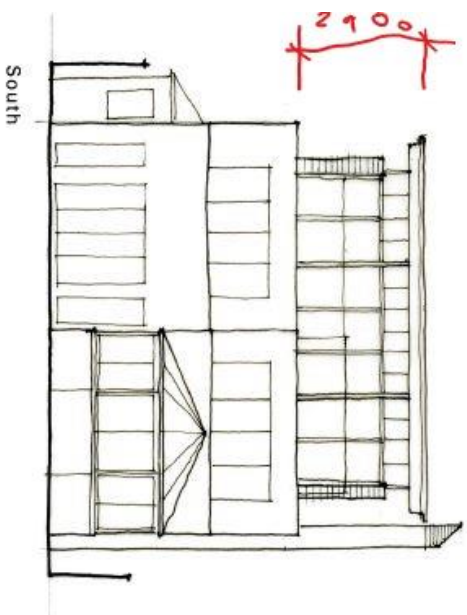
3.1 The overall design objective is to provide an additional habitable storey to the exiting dwelling. Under the revised General Permitted Development Order, Class AA which came into legislation in September 2020 an Additional storey to a dwelling which conforms to the dimensional requirements would require a prior notice to the Local Authority.

3.2 Therefore the first proposal was to design in accordance with the GDPO with a flat roof with a maximum height below 7m above the existing house and within the footprint of the principle part of the existing house. The sketch proposal to the right illustrates the permissible proposal which is only 2.9 m above the existing eaves, with a ceiling height of 2.3m.

3.3 However, from an architectural perspective we looked to develop a contextual scheme which was more in keeping with character of South Drive, the existing house and neighbouring property to the east. There is a predominance of pitched roofs and simple gable ends, addressing both the north and south elevations. Photographs in the appendix illustrate the architecture of properties in the vicinity.

3.4 Therefore the final proposals with a dual pitched roof create an attractive design, complementing the context of the property with minimal impact on the neighbours. However, as a result of the pitched roof and the desire to provide an interior space which follows the line of the roof, it fails one aspect of the GPDO. That is the internal floor to ceiling height will exceed the floors below.

3.5 This application is therefore made in the need to achieve a better proportioned external form and more spacious internal accommodation.



4.00 Overlooking and Privacy

4.01

The proposal has been designed to minimise the overlooking. There are no windows on the east and west boundaries and the balcony to the south is set back within the cheeks of the roof structure. The small section of terrace on the south east built over the bedroom below overlooks the shared garden of No.3 South Drive which is in the same ownership.

5.00 Scale and massing

5.01

Careful consideration has been given to the composition of the elevations, to provide a well-conceived crafted extension. The simple gable, creates a more elegant form and massing than a flat roof and more modernist architectural treatment in this location.

5.02

The roof is purposefully separated and set back from the main external walls of the house below. This detail allows the roof to be viewed, as subservient and floating above the main heavy masonry structure below.

6.00 Materials

6.01

The materials used are intended to give a lighter weight appearance and separation to the 2nd storey and to the stairwell.

6.02

Timber cladding are a traditional coastal building material used extensively on buildings locally from houses to beach huts. Aluminium windows will be coloured white to match the existing and the roofs interlocking tiles, will match existing tiles.



Sketch Perspective from the south



Timber cladding to 2nd floor extension

7.0 Relevant Policies

Arun District Council Local Plan;

D DM1 Aspects of form & design quality

D DM4 Extensions & alterations to existing buildings

D SP1 Design

SD SP2 Built-up area boundary

NPPF National Planning Policy Framework

NPPG National Planning Practise Guidance

Reference should also be made to the General Permitted Development Order 2020

7.1 The planning system is to regulate the development and use of land in the public interest. The application shall be determined in accordance with the Development Plan and relevant planning policies, unless material considerations indicate otherwise.

7.2 In this case, the Development Plan comprises of Arun Local Plan 2011-2031 Publication Version. The NPPF and Supplementary Planning Guidance being material considerations. The Ferring Neighbourhood Plan should also be given material consideration. The GPDO should also be referred to.

7.3 **NPPF** places a presumption in favour of sustainable development that is the basis of every plan and every decision. The proposal considers represents sustainable development and therefore a presumption in favour of approval should exist for the application.

7.4 Local Planning Policy – 2011 2031 – policy D SP1 states that “*all developments should be of good quality and demonstrate high standard of design*”. The proposed scheme has been carefully architecturally considered, to complement the estate.

7.5 Policy D SP1 also states “*All development proposals must consider the efficient use of land, layout, landscape and its*

setting, density, mix, scale, massing, materials, finish, architectural details and nearby inhabitants”.

7.6 The proposal responds directly to this policy and advocates a more efficient use of the land.

7.7

Policy D DM1 Aspects of Form and Design Quality, lists the design aspects which the planning authority consider with a planning application. The proposal addresses these aspects as follows;

- **Character** – The simple gable and pitched roof proposal looks to echo the existing building and the style of properties on South Drive. The roof line is stepped back from the elevation at eaves level acknowledging the subservient nature of the roof extension. An alternative flat roof design which would be permissible under Permitted Development would not give the same aesthetic or character.
- **Appearance** – The gable and the use of traditional materials create a simple form. Viewed from the street the extension is set some way back and oblique views from the east and west indicate a simple pitched roof which is only 1.9m above the present ridge height.
- **Impact** – The careful design minimises overlooking and over shadowing of neighbours. Screening of the balcony on the south side limits views to the east and west. The spatial pattern of the plot is not altered as the extension is a direct replacement of the existing roof.
- **Innovation** – High levels of insulation and passively solar efficient design will contribute to the house low energy credentials.
- **Residential Amenity** – Although there is an increase in the height and mass when viewed from the east or west elevation, the use of a pitched roof does not give rise to overshadowing to the neighbouring dwelling. The balcony is restricted to the south elevation with cheeks which extended to enclose the majority of the balcony.

Reference should be made to the submission drawings:

SK100	Ground Floor Plan as existing.
SK101	First floor Plan as existing
SK102	Roof Plan as existing
SK103	Location & Block Plan as existing
SK105	Elevations as existing – Sheet 1
SK106	Elevations as existing – Sheet 2
SK107	Second Floor Plan as existing
SK10	Block Plan as proposed
SK11	Site Plan as proposed
SK12	Ground Floor Plan as proposed
SK13	First Floor Plan as proposed
SK14	Second Floor Plan as proposed
SK15	East Elevation as proposed
SK16	West Elevation as proposed
SK17	North Elevation as proposed
SK18	South Elevation as proposed
SK19	Proposed Elevations with existing roof profile

8.0 Conclusion

8.1 The GDPO allows for the addition of a 2nd floor, the proposals seek to create a well detailed and crafted extension which meets the style and architecture of the location. Due only to the internal ceiling height not complying with the GDPO full planning permission is being sort.

8.2 With this proposal being, extensively permissible and architecturally more balanced, approval should be granted.

Context Photographs



No5 South Drive from the South



No5 from the North



No3 South Drive from the south garden