

RS18/54

40 Little Paddocks Ferring Worthing West Sussex BN12 5NJ

Proposed demolition of existing house and detached garage; 2 replacement detached dwellings

DESIGN AND ACCESS STATEMENT

1.0 Introduction

This Design and Access Statement has been prepared to accompany an application for Planning Approval at 40 Little Paddocks Ferring Worthing West Sussex BN12 5NJ for the proposed demolition of the existing detached dwelling and garage with 2 replacement chalet bungalows.

The existing dwelling was built in the 1930s, originally for use as a holiday home and is of poor construction both structurally and thermally. The foundations and insulation are both minimal. The property has been maintained only at a most basic level in recent years and is generally in a poor state of repair. The existing building is not listed nor is it in a conservation area.

After careful analysis, it has been concluded that it would be uneconomical & impractical to re-model and refurbish the existing dwelling and garage, and it is therefore proposed that these are to be demolished and replaced with 2 new dwellings with integral garages.

Little Paddocks itself and the surrounding area has been subject to redevelopment in recent years, with a number of former holiday homes being replaced with properties more suited to modern day living requirements (including a number of two-storey houses).

2.0 Design and scale of the new dwelling and its setting in Little Paddocks

The footprints of the new dwellings will follow closely that of the existing house and garage, but with a modern sympathetic design. The second storey of the proposed dwellings will sit within the roof space with dormer windows to minimise their volume. The roof pitches are

set at 44 degrees in order to provide accommodation within the roof whilst only marginally raising (500mm) the proposed ridges above that of the existing house.

The scale and form of the proposed new dwellings are considered to be an attractive addition in the Little Paddocks setting where there are a number of styles and sizes of houses and has been designed so as not to detract from the amenity, privacy or daylight of the neighbouring properties.

3.0 Layout

The proposed dwellings comprise an entrance hall, kitchen/dining/sitting room, living room, study/bedroom and bathroom at ground floor level with two bedrooms with ensembles at first floor level. The layouts have been carefully planned to minimise the footprints on the site whilst giving all of the main habitable rooms an aspect looking out onto the garden areas, whilst minimising the overlooking of adjacent properties.

4.0 Appearance and materials

The materials have been chosen carefully to complement the mixed styles found in Little Paddocks and the surrounding area.

The proposed new dwellings anticipate that the following materials will be used:

- Grey slate effect tiles for the roof.
- White painted render for the external walls at ground floor level with grey cedar boards/tile to the dormer walls.
- Grey framed windows and doors and grey garage door.

5.0 Landscaping

The existing house and garage are situated in a large plot laid mainly to lawn with mature hedging and planting to most of the boundaries. The proposed new dwellings have been carefully positioned on the site to maximise the garden spaces. Where necessary, overgrown hedging and planting will be cut back or removed and replaced with new planting and screening.

6.0 Access and parking

Vehicular access to dwelling 40 will retain the existing access which opens from Little Paddocks. Vehicular access to dwelling 39 will open from little paddocks and be situated to the north side of the plot opposite an existing road. The new dwellings will have one parking space within their integral garages with space for an additional car to park within their drive areas. This provides a reasonable car parking provision for the proposed development.

7.0 Services and drainage

All mains services are available to serve the proposed dwelling. Foul water drainage will connect to the existing foul water manhole.

8.0 Energy saving

The new dwelling is to be designed to have a high level of insulation, in line with or exceeding Building Regulations requirements, and will be extremely thermally efficient as compared to the existing house. In the National Planning Policy Framework (NPPF) and the local Ferring Parish Neighbourhood Plan 2014 – 2019 (Pre-submission Plan) May 2013 4.2 General Policies Policy 1, both state that ‘The Presumption (is) in Favour of Sustainable Development’ for new dwellings. The new dwellings will have a far superior carbon index than the existing house.

9.0. Access Element

The dwellings will meet Part M of the Building Regulations in terms of access for disabled users. The front doors will have level access from their adjacent driveways.

10.0 Conclusion

The existing house is of very poor construction and is not efficient in its current state. The proposal to demolish the existing dwelling and replace it with two more structurally fit for purpose and thermally and energy efficient dwellings will make a positive contribution to the area and make for attractive additions to Little Paddocks.

We trust that you will therefore support and approve this application