

PLANNING STATEMENT

FOR

DEMOLITION OF EXISTING PORCHES AND ERECTION OF
SINGLE STOREY SIDE EXTENSION AND PART SINGLE/PART
TWO STOREY SIDE EXTENSION

AT

ELM LODGE
TAMARISK WAY
FERRING
BN12 5ER

OCTOBER 2018

1.0 INTRODUCTION

1.1 This statement has been prepared in support of an application for Householder Planning Consent for the erection of single storey side extension and part single/part two storey side extension following demolition of two existing porches and two dormers at Elm Lodge, Tamarisk Way, Ferring BN12 5ER.

1.2 Due to Arun Borough Council's suspension of the pre-application advice service at the moment, pre-application advice has not been able to be obtained for the proposed extensions. However, the proposal has been designed in accordance with The Arun Local Plan 2018 following site analysis and comprehensive design process, and seeks to improve and enhance the existing street scene and upgrade the existing accommodation through adapting, partially cladding and re-roofing the existing deteriorating dwelling.

PLANNING CONSIDERATIONS

2.1 The site currently contains an undistinguished, detached white rendered chalet style bungalow with rooms in the roof and tile-hung dormers on each side. The large south west facing side dormer to bedroom 2 contains two large windows currently overlooking the neighbouring property (No. 9 Tamarisk Way). Currently the dwelling does not make a positive contribution to the street scene due to its atypical nature - the property is orientated approximately 22.5 degrees askew from all other properties affronting the north side of Tamarisk Way, resulting in a poor visual relationship. The elevation affronting Tamarisk way visually detracts from the amenity of the street due to the lack of discernable features and bulky appearance of roof slope.



Existing view from Tamarisk Way - no clear frontage to property resulting in unattractive street scene



Existing view of side elevation dormer - windows in bulky flat roof dormer directly overlook No. 9 Tamarisk Way

2.2 The dwelling is located in Flood Zone 1 (identified using the online Environment Agency Flood Map) - an area with a low probability of flooding. As such, a Flood Risk Assessment is not required for this Householder Planning Application.

2.3 The existing building line for Tamarisk Way is indicated on the OS Map below. The proposed part single/part two storey extension will follow the existing building line.



2.4 The dwelling has been completely unoccupied since 24th December 2016 and is in poor condition, requiring extensive upgrading to contemporary standards of accommodation before it can be habitable. The photographs contained within 694/PHO show the existing condition of the dwelling. The existing first floor bedrooms and steep staircase access are too small for double beds to be feasibly accommodated.

2.5 The proposed single storey extension on the north east side elevation is designed to provide good quality natural daylight to the currently dark and unappealing dining/living room via south-facing glazed sliding doors, flat rooflight and window. The existing porch to be demolished is currently in poor condition, results in draughts to the living room and offers no habitable use.

2.6 The proposed part single/part two storey extension is designed to sit harmoniously within the street scene and respect the existing pattern of development by emulating the existing building line which runs parallel to Tamarisk Way. The existing ridge and eaves heights have been retained, and the south-east facing roof has been extended to form a new gable with contemporary Cedral lap weatherboard cladding to improve the street scene and increase useable accommodation within the roof space. The mass and footprint of the extension has been carefully considered to avoid any loss of privacy, outlook, daylight and sunlight to neighbours, while existing overlooking of No. 9 is rectified within the proposed design by the incorporation of only one velux roof light on the side elevation which serves an ensuite bathroom. South-facing glazed sliding doors provide good quality natural light to the entrance hall.

2.7 The proposed materials and features are synonymous with the local character of Ferring, which has seen a resurgence of contemporary post-modern architecture utilising Cedral cladding, render and anthracite grey framed aluminium windows in recent years. Chalk flint masonry is proposed to the South West elevation in reverence to Ferring's heritage, and will complement the existing historic flint wall bounding the east of the site.

2.8 The internal layout of the dwelling has been designed to ensure that the house remains useable by ourselves or any future occupiers into old age.

3. CONCLUSION

This proposal seeks approval for a new single storey side extension and part single/part two storey side extension with a design appropriate in scale, layout and character for the location. We believe the proposal will address the existing incongruously angled massing by providing a rational and contemporary frontage to Elm Lodge which respects the existing building line of Tamarisk Way and improves the street scene. By extending and renovating the deteriorating dwelling using materials which reflect those utilised in contemporary developments and extensions throughout Ferring, a modern dwelling which meets 21st Century living requirements can be used by my wife and I into retirement.

For the above reasons, we feel the proposed extensions will enhance Tamarisk Way and fit well with the character of Ferring, and would therefore seek your favourable recommendation and consideration for this application.



Existing visualisation



Proposed visualisation