

Planning Statement

1. Intro

25 Collingdale is a semidetached bungalow nestled amongst neighbouring bungalows in the east side of Ferring, the property comprises of two bedrooms, living room, kitchen, bathroom. To front of property is generous garden space with off road parking, to the south of the property is a detached garage set back from the house and a generous garden space.

2. Local context

The properties surrounding 25 Collingdale are predominantly semi attached bungalows with pitched roofs and side gables, yellow mixed masonry brick finish, some orientated with the gable face as prominent elevation, couple of properties plots 24 & 26 have rooms in the roof plots 26 have dormer extension to roof - Majority properties have been altered over the years, some with entrances moved to side of property, external porches, rear conservatories, rear extensions.

3. The need for the proposed development

The proposed dormer will allow the owners to make use of the un-used loft space by introducing another bedroom and shower room which will eventually accommodate new addition to the family.

4. How the proposed development accords with relevant national, regional, and local planning policies

Check planning constraints: <https://www1.arun.gov.uk/check-planning-constraints/summary>
(online search feature on the Arun website denotes)

'25 COLINDALE ROAD NORTH, FERRING, WORTHING, BN12 5LB is not in a conservation area, is not a listed building and is not covered by an article 4 direction.'

Permitted development rights for householders.

The proposed dormer is designed to comply with permitted developments right, the proposed volume is no greater than 40m³ cubic meters, the front face of the dormer is set back 300mm away from the existing eaves line, the dormer roof is also below the existing ridgeline.

5. Material considerations that should be taken into consideration

Proposed dormer to be finished with tile hanging to front and side faces with tiles to match existing property, Window frame to match existing colour and fascias & soffits to also match existing.