

Design and Access Statement

Proposal:

Single storey
side and rear extensions
addition of first floor.
Removal of detached garage

Site:

11 Ocean Drive
Ferring
West Sussex BN12 5QJ

Applicant:

Ms D McGruddy

The Design Component - Amount of Development

Consent is sought for single storey flat and pitched roof side and rear extensions and addition of a first floor with pitched roof and the removal of detached garage.

Appearance

The development adopts materials used within the locality using similar materials.

Layout

A single storey rear extension, 3800mm deep and the width of the property, 6700mm. A single storey side extension, 6000mm deep and 2000mm wide. An additional first floor, 9700mm deep and the width of the property, 6700mm. The net increase in gross internal floor area being 76 square metres.

Landscaping

Not applicable to this application.

Access & Parking

Not applicable to this application.

Flood Risk/Drainage

The Environment Agency Flood Risk map identifies that the site is located within Flood Zone 1.

The flood risk assessment confirms that the site is not at significant risk of flooding from tidal or fluvial sources, overland flows, or from groundwater. The finished ground floor level for the development is as existing and has not experienced flooding.

The site is less than 1 hectare, 0.054 Ha, and therefore does not require the submission of a flood risk assessment.

Any additional surface water catchment from the extended roof will be to a new soakaway to building control requirements.

The Context Appraisal

The proposed alterations are not dissimilar to earlier approvals within the vicinity and in particular that of the adjacent property, No 9 Ocean Drive.

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