

DESIGN & ACCESS STATEMENT

Proposed Re-Roofing of Rear Elevation Sun Room at 36 Ferring Lane, Ferring, West Sussex

Context: 36 Ferring Lane in a detached bungalow, sited on the edge of Ferring. This single storey dwelling enjoys vehicular and pedestrian access, to the north, off the main highway.

Over recent years the bungalow has been extended and modernised, including the construction of a substantial, rear elevation conservatory, which extends the full width of the building, on the rear/south elevation. The conservatory currently has a double skinned, clear, pitched glass roof, with hip ends. The conservatory can be entered via the kitchen, utility, lounge and rear garden.

My clients seek permission to remove the glass roof and reduce the number of fenestrations, thus providing a more permanent room at the rear of the dwelling. I am of the opinion that had the conservatory been a new construction it would be exempt from planning consent, under the current GPDO legislation or, as a minimum, require a Prior Approval notification. Full planning consent was given for the conservatory under ref. FG/68/02. My clients now seek full planning permission to change the existing conservatory roof and fenestrations.

Amount: The rear conservatory enjoys a foot-print of 8m wide x 4.1m deep. This foot-print will not alter. The existing bungalow and garage will also remain as currently seen on site.

Layout: The proposed layout of the bungalow and rear conservatory will not alter.

Scale: Permission is sought to re-roof the existing conservatory and amend selected conservatory fenestrations only. The existing conservatory roof is just over 4m high. This roof will be replaced with a flat roof, incorporating a lantern light. Existing and proposed elevational drawings clarify the proposed proportions.

Landscaping: Existing landscaping will not alter.

Appearance: The existing, clear, double glazed, hipped roof will be replaced with a flat roof, incorporating a shallow pitched 4m x 2m central lantern light. The flat roof will be covered with a grey felt. Existing east and west elevation fenestrations will be removed and openings blocked up. A 4m wide set of sliding doors will be placed on the south elevation, with 2 No. adjacent, 600mm wide windows.

Access: Vehicular and pedestrian access will not alter.

General Comments: My clients seek to obtain permission to improve the quality of the existing conservatory roof.

Please do not hesitate to contact me should you have any queries regarding my clients' intentions.