

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED EXTENSIONS AND ALTERATIONS AT 50 OCEAN DRIVE, FERRING, WEST SUSSEX. BN12 5QP

Context

Ocean Drive contains a mix of single and 2 storey dwellings including houses and chalet bungalows. 50 Ocean Drive is a chalet bungalow that was constructed in the 1920s and extended with flat roofed additions shortly afterwards. The building is largely in its original condition and constructed of non-insulated cavity walls as well as some single skin walls. The existing staircase is very narrow and steep with short treads.

In relation to the generous size of the plot, the existing dwelling is small and the layout is unsuitable for family life. There is only 1 bedroom on the first floor and the main bathroom is reached via the unsatisfactory staircase with the only ground floor toilet being accessed through one of the bedrooms. The current size and layout of the rooms is not suited to modern living and the insulation and energy performance of the property are substandard.

The current chalet bungalow sits to the South of its plot with several outbuildings against the Northern boundary – an original dual pitched roof garage and a flat roofed store as well as a newer dual pitched roof shed.

The plot boundary is straight to the South, East and West but on the North, the plot gets progressively wider towards the road frontage and there are 3 points where the boundary “dog legs” outwards. The perimeter treatment consists of 2m high fencing around the property as well as a section to the South where the single storey wall of the property at No. 52 Ocean Drive forms the boundary. To the North, the timber store sits into and forms the boundary on 2 sides of the structure.

Neighbouring Properties

The property borders a small electricity substation to the North. Readings taken with an EMF monitor do not indicate any exposure even in the store, which is of timber construction and immediately adjacent to the substation. However, as part of the design, the applicants wish to ensure that the construction on the boundary adjacent to the substation is more substantial than the existing timber workshop.

To the North, past the substation, is No. 46 Ocean Drive at the front and No. 44a Ocean Drive at the rear. No. 46 is a bungalow, built close to its South and West boundaries with the garden area to the North side of the property. No 44a is also a bungalow which sits further back to the West than No. 50 and is set 5m away from the boundary between Nos 50 and 46.

Permitted Development

Prior Approval Notification has already been approved for an 8m deep single storey ground floor rear extension under FG/104/20/PDH and this area is shown on the plans submitted.

There is currently a wide space to the North of the house forward of the outbuildings which is used as a driveway but offers scope to extend. Permitted Development rights would afford the applicant the opportunity to extend the property by 5m (half of the original width) to the North as a single storey extension.

The applicant could also make use of Permitted Development rights to extend the existing accommodation in the roof space.

However, the existing property currently has a great deal of flat roofed areas around the 2-storey element - these are felt to be unattractive and they offer very poor insulation and energy efficiency.

Using the permitted development rights outlined alone would result in a huge amount of single storey flat roofed accommodation with very limited first floor accommodation and would not produce an attractive and well balanced property.

The Design

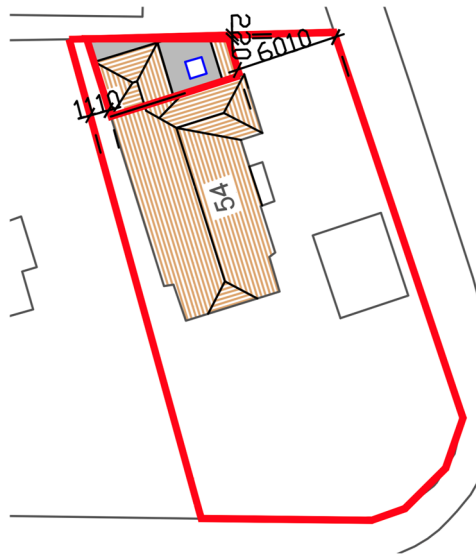
Whilst the property clearly offers scope for extension and improvement works which the design addresses, it also seeks to maintain the existing character of the property as a chalet bungalow with central feature front gable and central entrance sitting forward of the principal elevation. The ridge height is maintained yet the property is substantially enlarged into the under-utilised areas of the plot to create a modern dwelling that is in keeping with its location.

The layout seeks to give a more uniform shape to the house, building at low level into the dog legs of the Northern boundary to work with the site and make sense of the plot, in a similar way to the part single and part 2 storey extensions on 54 Ocean Drive under FG/201/17/HH which infilled the side area between the existing house and the Northern boundary.

54 Ocean Drive – FG/201/17/HH - Front elevation of 2 storey extension on North boundary



54 Ocean Drive – FG/201/17/HH – plan showing proximity to boundary and use of the shape of the plot



The applicant wishes to retain the existing store but re-building this in solid construction, and adding a new garage forward of the store. The front entrance and garage will be in line with the front elevation of the existing porch.

A new, wider, staircase will be located in the centre of the extended property and more use will be made of the Western aspect at the rear with large patio doors on ground and first floors. The open plan kitchen, dining and family area will be located at the rear of the ground floor to make the most of the garden access and Westerly aspect. Further bedrooms will be provided at first floor with adequate washrooms to service them. The new layout provides larger rooms and a better flow of accommodation.

The alterations will provide the opportunity to upgrade the insulation and efficiency of the property whilst enlarging it in an attractive way so as to be better fitting on its plot as well as to cater for modern family life.

The design is in keeping with properties in the local South Ferring area, and whilst the street scene is a mix of individual bungalows, houses and chalets including flat and pitched roofed properties, there are a number of nearby properties that have similar extension and alteration projects which have been approved, commenced or completed recently. Many of these examples have significantly raised the ridge height of the existing dwellings, which is not proposed in this scheme. The following are typically chalet bungalows with many of the features and materials incorporated in this proposal for 50 Ocean Drive, such as glazed gables, large areas of glazing to the rear elevation, many including balconies and cement fibreboard cladding to parts of elevations:

39 Beehive Lane – FG/203/16/HH – Front elevation



Ferring Marine – Rear Elevation and balconies



5 Ferring Marine – FG/41/12 - Rear elevation and balconies



Keys, Florida Road – FG/122/19/HH - Front elevation



12 South Drive – FG/107/17/HH - Front elevation and balcony



41 Ocean Drive – FG/45/14/HH – Front elevation



10 South Drive – FG/121/20/HH – approved elevations and balcony



15 Foamcourt Way – FG/88/20/HH – approved elevations and balcony



Access

Vehicular and pedestrian access will be maintained. Parking will still be provided at the front of the property and in the replacement garage and additional driveway and turning space will be created at the front of the property.

Impact on Neighbouring Properties

To the South, the existing house has a large window overlooking No. 52 Ocean Drive's rear patio area. The new design removes this, replacing it with an obscure window fixed shut below 1.7m above floor levels, which will provide privacy to the neighbouring property.

To the North, the 2 small windows to the first floor elevation will be obscure and fixed shut above 1.7m from floor level.

The rear balcony is designed to enjoy the Western aspect; it will be screened to 1.8m high on the Southern side and the rear gable provides a solid Northern end to the balcony to provide privacy for neighbours on both sides. Properties to the West are considered to be sufficiently distanced for there to be no unacceptable effects.

To the North, past the substation is 46 Ocean Drive at the front and 44a Ocean Drive at the rear. No. 46 is built close to the fence boundary of the substation and has its garden to the North side of the property. The 2-storey element of the extension on the North side of the applicant property is set at a distance of 7m away from the Southern wall of No. 46 Ocean Drive.

No 44a is set 5m away from the boundary with the applicant property at the rear and 5.3m away from the 2-storey element of the proposed extension.

Due to these distances, it is considered that the impact is not unacceptably overbearing or overshadowing on the neighbouring properties.