

PLANNING, DESIGN & ACCESS STATEMENT

31 Rife Way
Ferring
Worthing
West Sussex
BN12 5JY

1.00 INTRODUCTION

1.01 Rife Way is within the Ferring residential area to the South of the railway line and as part of this planning application it is proposed to improve number 31 with an extension to the side and rear of the property replacing the existing conservatory to create a larger living space & with a separate utility room/ Downstairs WC.

1.02 Number 31 is originally a two-storey semi-detached home on the Southern side of the road. The owners have been reviewing their future within this property and would like to make it function to their needs.

1.03 The rest of this report is set out as follows:

- DOCUMENTS AND PLANS
- THE SITE AND ITS SURROUNDINGS
- LAYOUT
- SCALE
- LANDSCAPING
- APPEARANCE

2.00 DOCUMENTS AND PLANS

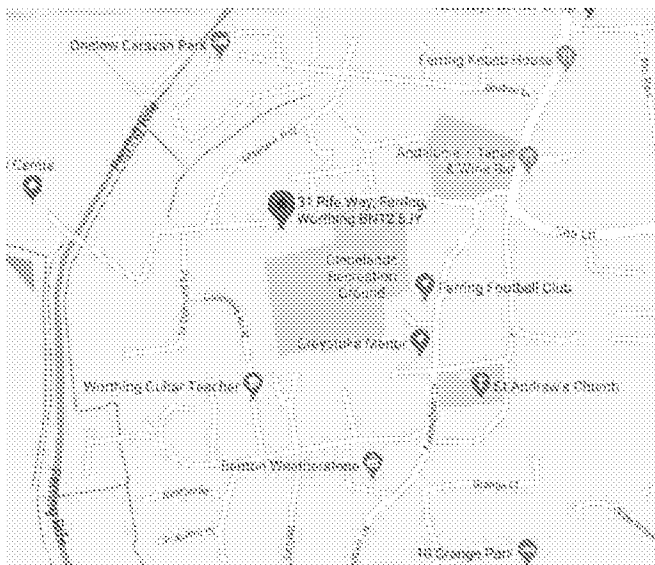
2.01 The following drawings have been submitted in support of this proposal:

- | | |
|----------------|---|
| • 1476-P-001-A | Location & Orientation Plan - 1:1250 @ A3 |
| • 1476-P-002-A | Existing and Proposed Block Plans - 1:500 @ A3 |
| • 1476-P-003-A | Existing and Proposed Ground Floor Plans - 1:100 @ A3 |
| • 1476-P-004-A | Existing and Proposed First Floor Plans – 1:100 @ A3 |
| • 1476-P-005-A | Existing and Proposed Roof Plans – 1:100 @ A3 |
| • 1476-P-300-A | Existing and Proposed North elevations – 1:100 @ A3 |
| • 1476-P-301-A | Existing and Proposed East elevations – 1:100 @ A3 |
| • 1476-P-302-A | Existing and Proposed South elevations– 1:100 @ A3 |
| • 1476-P-303-A | Existing and Proposed West elevations– 1:100 @ A3 |

2.02 The application also includes the following documentation:

- Application forms
- The requisite planning fee of £206.00 + Vat

.00 THE SITE AND ITS SURROUNDINGS



3.01 The existing dwelling is a 3-bedroom property with the main entrance facing North, leading to entrance hall which provides access to separate living, dining, and kitchen. Attached to the rear of the

living room is a large conservatory. At first floor level there are three bedrooms with a family bathroom.

An extension to the East & South of the property, at ground floor level, will maintain a 3-bedroom property but reconfigure the ground floor area to enable an improved living space and outlook.

4. LAYOUT

- 4.01 Internally, the living spaces will merge into one large open plan space, Containing the Kitchen, Dining & Living room Space. The large bifold to the rear will open the rear of the house into the southern facing Garden. The Entrance hall will be separate with storage and lead to the utility/ WC & the stairs to access the first floor.
- 4.02 Within a row of nine houses that are repetitive in architectural design, most have been extended via the inclusion of a conservatory/extension, Other Properties have similar design extension to our request.
- 4.03 By replacing the existing conservatory, the size of the kitchen, living room and dining area that is created will enable regular daily occupation, with a bi fold door opening onto the garden, it is envisaged that the garden will have much improved use as well as have a beneficial improvement to the EPC rating.

5.00 SCALE

- 5.01 Although single storey the extension will have a false pitched roof to the front of the property to create an aesthetically pleasing façade, the rest of the extension roof will be GRP with inset glass roof lights, this will connect to the existing dwelling. Therefore, seen from both southern and eastern aspects, the extension will blend with the existing structure.
- 5.02 From Rife Way, the extension is set back from the North elevation of the Porch and will therefore have limited visual impact.

6.00 LANDSCAPING

- 6.01 The new extension will open to the garden and an existing boundary timber fence that will be retained.
This will allow an improved relationship from inside to out with the intention of greater garden use.

7.0 APPEARANCE

- 7.01 Designed to blend with the existing materials and finishes, the extension will benefit from traditional tiles to best match the existing for the pitched part of roofing.