

DESIGN & ACCESS STATEMENT

FOR

Proposed Replacement of Roof Void Window with Sliding Doors.

**31 South Drive, Ferring
West Sussex. BN12 5QU**

Context:

31 South Drive is a replacement dwelling, approved under application No. FG/145/19/PL. The main dwelling layout reflects the approved plans. Divergence from the approved drawings relates to a south elevation window, serving the roof void. Here, sliding doors have been installed, in lieu of a window, providing access onto the balcony.

Amount:

Not applicable. No additional footprint will be added to the property. The sliding doors installed occupy the same position as the window shown on the approved plans.

Layout:

The approved layout will not alter.

Scale:

The scale and proportions of the dwelling reflect those shown on the approved plans.

Landscaping:

Not applicable.

Appearance:

The 2.4m wide, south elevation, roof void opening has been fitted with a pair of double glazed sliding doors, rather than the double glazed window, shown on the approved plans. Balustrading is as shown on the approved plans. The sliding doors, fitted in lieu of the proposed window, match those fitted on this south elevation, serving first floor bedrooms.

Access:

Vehicular and pedestrian access has not altered from that proposed on the approved plans.

General:

The roof void was shown on drawings approved under planning application FG/145/19/PL, incorporating a south elevation window. The sliding doors, now fitted in lieu of the proposed window, match those fitted on this south elevation serving the first floor bedrooms.

It is noted that the neighbouring property, to the east, is sited closer to the southern-most garden boundary than the application site, which prevents over-looking into habitable areas, back garden, the south facing balcony, etc.

The neighbouring property to the west, occupies a similar location and enjoys a similar alignment as 31 South Drive. Fencing/screening, between these two properties, means that over-looking is obscured by existing vegetation, not affecting this fenestration alteration.

I am of the opinion that placing sliding doors to a roof void, rather than a window, will not result in an invasion of privacy to neighbouring dwellings. NB: This property, like other neighbouring dwellings, has a first floor balcony, with side elevation, obscure glazed privacy screens.

Please do not hesitate to contact me should the planning committee have any questions regarding my clients' intentions.