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ARCHITECTURAL DESIGN + TECHNOLOGY

THE STUDIO: 19 UPPER WEST DRIVE FERRING, WEST SUSSEX BN12 6RG

Proposed Extension and Alterations to 2A Beehive Lane Ferring BN12 5NL

Planning Statement

The property is located on the south side of Beehive Lane at its junction with Ocean Drive.

The proposals consist of three elements:

1. Front Entrance Porch Extension

The proposed porch extension will have a floor area of 0.7m² and will not exceed 2.95m in height. The materials: facing bricks and roof tiles will match the existing, and no part of the structure will be within 2m of the boundary with Beehive Lane.

Accordingly, the proposal complies with GPDO 2015, Schedule 2, Part 1, Class C (b), (c) and (d).

2. Single Storey Rear Extension

The proposed extension will replace the existing conservatory on virtually the same footprint. The extension will extend 3.65m beyond the rear wall of the original dwelling house, and will not exceed 4m in height. The materials: facing bricks and roof tiles will match the existing.

Accordingly, the proposal complies with GPDO 2015, Schedule 2, Part 1, Class A.1 (f), (i) and (ii).

3. Garage Conversion

The proposal is to convert the existing integral garage into accommodation for the applicants' dependent relative. All work will be internal and no extension is proposed.

Site Coverage

The total area of the curtilage of the site is 335m². The total area of ground covered by the original building and as a result of the works is 149m², or 44% of the site.

24 April 2019

