

**Application for Planning Approval  
for Erection of a Dormer extension to a bathroom at**

**Everglades, Florida Road, Ferring  
by D.G. and G.H. Sperring**

**DESIGN STATEMENT**

Everglades was built new in 2006 on part of the garden land of and to the west of Sunny Spot, Florida Road. (Sunny Spot has since been renamed Keys).

The relevant planning approval was FG/121/05 dated 10 November 2005.

A condition 2 to this approval states 'No windows (other than those shown on the plans hereby approved) shall be constructed at first floor level or the roof of the building in the east, north or west elevation of the extension hereby permitted without the prior permission of the Local Planning Authority on application in that behalf.'

A dormer extension of the type hereby submitted would usually be permitted development but approval is sought in this instance because of Condition 2 above.

Everglades is a chalet bungalow built new with brick elevations under tiled roofs in 2006. Neighbours Clive and Mary Breach of Keys, Florida Road are aware of the proposals. Everglades is typical of the types of property found in South Ferring. Everglades has the benefit of mains services : water, drainage, electricity and gas. The following is a list of the illustrative plans and elevations to support this proposal :

1. Location and Block Plan
2. North Elevation
3. East Elevation
4. South Elevation
5. Existing and proposed bathroom layout
6. Cross section through bathroom
7. Views of Ferring properties with Dormers
8. Relationship Everglades/Keys

The design of the dormer extension requires the use of roof and wall materials to match existing. The shape of this extension proposed is in keeping with the main property and surrounding properties.

The window in the dormer will be obscure glazed to at least level 3 and the opening light for ventilation will be not less than 1.7 m above floor level.