



Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT

Date: 4th May 2018

PLANNING STATEMENT

Site Address: 25 South Drive
Ferring

Proposed Works: Proposed 2-storey front extension, first floor extension and attached replacement garage

Client: Mr Ian Mitchell

Introduction

This statement accompanies a full planning application for various extensions and a complete refurbishment of 25 South Drive in Ferring. The works will include a 2-storey front extension, raising the front part of the existing roof, and replacing the existing garage at the front.

Existing planning applications

FG/158/17/HH	– Replacement garage
FG/52/16/HH	- 2-storey and single storey front extensions and front porch

Statement

In August 2016, planning application FG/52/16/HH was approved which included a 2-storey extension built close to the boundary with No. 27. The original design that was applied for in March 2016 included a full 2-storey extension that followed the line of the existing dwelling.

Please note that the neighbour at No.27 objected to this extension and therefore it was agreed with the Planning Officer, Mr Baeza, to step the extension at first floor level and reduce this by 1m. After re-consultation with the neighbour this proposal received no further objections and was subsequently approved by Arun District Council.

Work commenced in September 2018 but unfortunately it was at this time the neighbour at No.27 suggested that the extension was unlawful due to the 'Right to Light' to an existing kitchen window. However after receiving legal confirmation that this was not the case, in order to compromise and as a gesture of goodwill, the client has decided to re-design the 2-storey front extension. The re-design will include retaining the existing courtyard adjacent to No.27 and moving the extension away from the western boundary line, and further towards the front (north).

During this time an application to replace the existing detached garage was approved.

Amount:

- The approved extension measured 4m long and 3.8m wide. The extension was positioned close to the boundary, in line with the existing western house wall. The first floor part was stepped in by 1m.
- The approved extension was approximately 1.8m away from No. 27 at ground level and 2.8m at first floor level.
- The new proposal positions the 2-storey extension to the front of the dwelling rather than the side.
- The existing courtyard adjacent to the neighbours' kitchen will be retained.
- The existing 2.6m high block wall close to the boundary will be retained.
- The new proposal at ground floor level will be 3.2m away from No.27.
- The proposed front extension will include a cat slide roof to the side which follows the design of the original house.
- Due to the cat slide design the main 2-storey part of the extension will be 5.3m away from the neighbour. The approved scheme was 2.8m away from the neighbour.
- The new proposal will be built 3.2m away from the original northern external wall.
- The proposed replacement garage will be built in a similar position to the existing. The garage will extend a further 1.5m to the front (north)

Appearance:

- The existing materials are as follows:-

Walls	- white painted brickwork
Roof	- plain tiles
Windows/doors	- UPVC
- The proposed materials will include:-

Walls (house)	- white painted brickwork / cement fibre cladding
Walls (garage)	- smooth render painted white
Roof	- cement fibre slates
Windows/doors	- Aluminium with grey coloured finish

- The proposal is to extend the existing roof at the front to provide a full 2-storey to the existing building. The existing ridge height will not be exceeded as the roof will include a flat roof at higher level. This is a similar design to the new house at No. 23.
- The proposals will include a complete refurbishment and will modernise the existing dwelling. Many other properties in the Ferring area have undertaken similar schemes and modernised the appearance with similar materials.
- The garage will include a smooth rendered finish to match and will include a false pitched roof on the east and northern side only. The false pitched roof will include cement fibre slates.

Conclusions:

- You will note from your site inspection that works have commenced on site and the existing house has been stripped out.
- The new proposals will provide a similar floor space to the approved scheme, however we feel that this proposal is a compromise to the issues relating to light.
- No. 23 was built several years ago and is positioned further north than No. 25. No.27 has also constructed a large extension to the front of the dwelling.
- Based on the approved scheme we feel the new proposals will have minimal impact on the neighbours and will enhance the existing street scene. The existing dwelling, prior to commencement of works, was in need of modernisation and the positioning of the new extension in a more central location will balance the property and retain existing features such as the front gable and the cat slide roofs.