

Planning Statement

Proposed Single-Storey Side Extension (Dual-Pitch Roof) and Single-Storey Rear Extension (Flat Roof)

No. 17 The Poplars, Ferring, West Sussex, BN12 5QL

1. Introduction

This Planning Statement supports a householder application for a single-storey side extension with a dual-pitch roof and a single-storey rear extension with a flat roof at 17 The Poplars, Ferring. The proposal includes internal reconfiguration to provide an additional bedroom, an open-plan living/kitchen/dining space, and a new utility room. The design has been developed to respect the character of the existing dwelling, maintain the amenity of neighbouring properties, and comply with relevant local planning policies.

2. Site and Surrounding Context

17 The Poplars is a detached residential property located within a quiet, well-established suburban street in Ferring. The surrounding area is characterised by a mix of bungalows and two-storey dwellings, many of which have been extended over time. The architectural palette includes brickwork, render, tiled roofs, and a variety of window styles.

The plot is generous, with sufficient side and rear garden space to accommodate the proposed extensions without creating an overdeveloped appearance. The property is not within a conservation area, nor is it subject to any heritage designations.

3. Description of Proposed Development

The proposal comprises two main built elements:

Single-Storey Side Extension (Dual-Pitch Roof)

- Positioned on the western side of the dwelling.
- Dual-pitch roof design to complement the existing roof form and maintain a coherent architectural language.
- External walls finished in smooth white render to match the existing dwelling.
- White PVCu windows to ensure consistency with the existing fenestration.
- Internal layout reconfigured to create one additional bedroom and a utility room.

Single-Storey Rear Extension (Flat Roof)

- Extends across the rear elevation to create a large open-plan living/kitchen/dining area.
- Flat roof design selected to maintain a subordinate appearance and avoid excessive bulk.
- Rear elevation fitted with white aluminium sliding doors, providing strong visual connection to the garden and enhancing natural light.

- Smooth white render finish to match the main dwelling.

4. Design Rationale

- **Scale and Massing**
- Both extensions are single-storey and modest in height, ensuring they remain subordinate to the main dwelling. The dual-pitch roof to the side extension integrates naturally with the existing roofscape, while the flat-roof rear extension sits discreetly below the main eaves line.
- **Appearance and Materials**
- The use of smooth white render, white PVCu windows, and white aluminium doors ensures a cohesive and unified appearance. These materials are durable, visually appropriate, and consistent with the existing property and wider street scene.
- **Fenestration**
- Window and door styles have been selected to complement the existing dwelling. The large sliding doors to the rear enhance daylighting and provide improved access to the garden.

5. Residential Amenity

The proposal has been carefully designed to avoid any adverse impact on neighbouring properties:

- No loss of privacy, as new openings are positioned to avoid direct overlooking.
- No harmful overshadowing, with the modest height and orientation ensuring sunlight and daylight levels are preserved.
- No overbearing impact, as the extensions sit comfortably within the plot and maintain appropriate separation from boundaries.

The development complies with local amenity standards and maintains a high level of residential comfort for both the applicant and neighbouring occupiers.

6. Access and Parking

The proposal does not alter existing access arrangements. The main entrance remains unchanged, and parking provision on the driveway is unaffected. The internal layout improvements enhance accessibility and functionality within the home.

7. Sustainability and Biodiversity

The proposal incorporates several measures to support sustainability and biodiversity:

- **Energy efficiency:**
 - New building fabric constructed to modern insulation standards.
 - High-performance PVCu windows and aluminium doors to reduce heat loss.
 - Opportunity for future installation of low-energy lighting and efficient heating systems within the new layout.
- **Biodiversity enhancements:**
 - Potential for native planting within the rear garden.

- Opportunity to incorporate bird boxes or pollinator-friendly planting as part of the landscaping.
- Minimal disruption to existing garden areas, with no removal of significant vegetation.

The proposal aligns with national and local policy objectives to promote sustainable development and ecological enhancement.

8. Planning Policy Compliance

The development accords with the key principles of:

- National Planning Policy Framework (NPPF) – supporting well-designed, sustainable home improvements.
- Worthing Local Plan Policies relating to design, character, amenity, and environmental considerations.
- Supplementary Planning Guidance encouraging modest, well-integrated extensions that respect local character.

The proposal represents a proportionate and high-quality improvement to the property.

9. Conclusion

The proposed extensions at 17 The Poplars constitute a well-considered, visually sympathetic, and policy-compliant enhancement to the dwelling. The design respects the character of the area, maintains neighbouring amenity, improves internal functionality, and incorporates sustainability and biodiversity benefits.

The application is therefore considered acceptable and worthy of approval.