

CONTENTS

- 1 Intro
- 2 Site Photos
- 3 Planning
 - History
 - Policy
 - Amount
- 4 Design
 - Form + Layout
 - Materials
- 5 Access
 - Entrances
 - Vehicles
 - Bins

1 INTRO

This document accompanies the application for a one storey vertical extension and small front extension at 10 The Grove, Felpham RH8 0ER.

The property is located to the south of the B2259 Felpham Road, and south of the A259. It is a detached bungalow property with a separate single garage located to the front of the house. The property is located within 500 metres of Felpham Beach and the Bognor Regis Promenade.

SITE

Address:
10 The Grove
Felpham
PO22 7EX

Area:
Site Area: 465 square metres
Existing House GIA: 102 square metres (excluding garage)



Site Location Plan

2 SITE PHOTOS

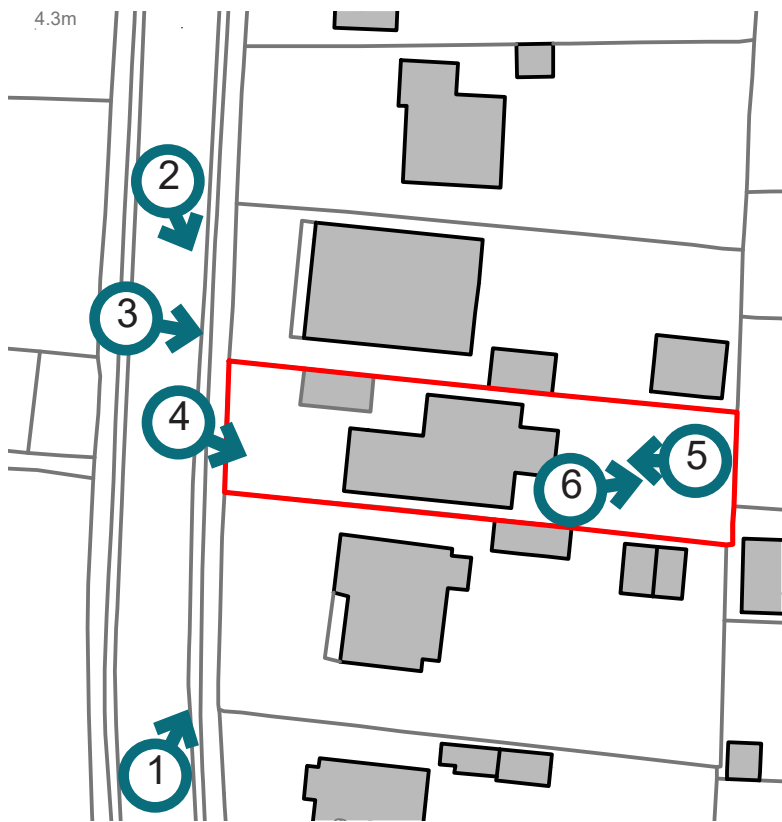


Photo Location Key



1. View of The Grove Approach from South



2. View of The Grove Approach from the North



3. View of Front of House Showing 12 The Grove



4. View of Front of House Showing 8 The Grove



5. View of Back of Existing House



6. View Towards East, Towards Rear Neighbour

3 PLANNING

HISTORY

The original planning permission was granted in July 1978 (Ref BR/433/78).

There is no other relevant history for the site.

POLICY

The property falls adjacent to the Felpham Conservation Area, which is located on the opposite side of The Grove and towards the southwest and west of the property. Manor House is a Grade II Listed Building which is located at the crossroads of The Grove and Limmer Lane, approximately 150 metres from the property.

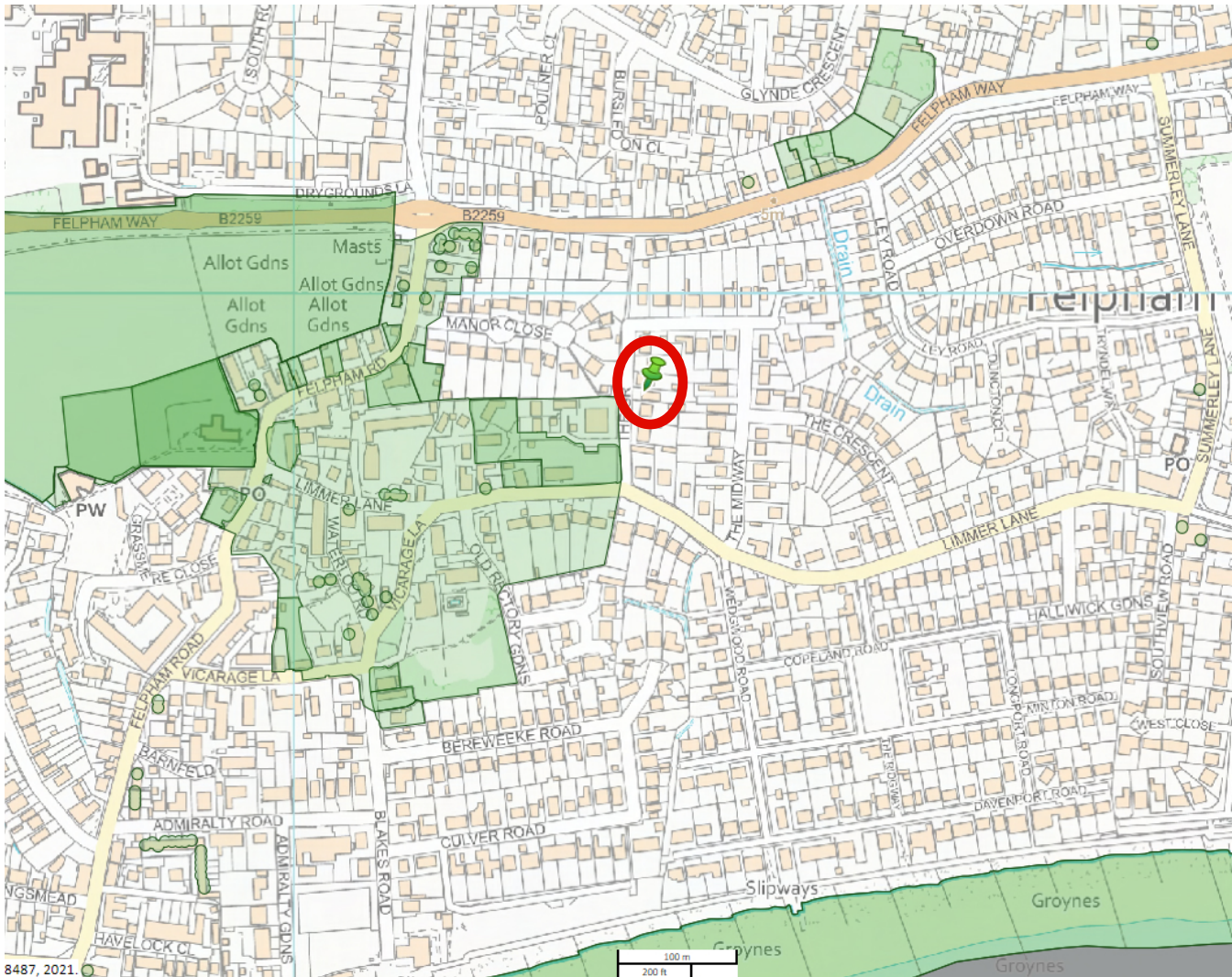
Under the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020, a bungalow can be extended upwards by an additional storey over the original footprint of the house providing that the property is not located in a conservation area, an area of outstanding natural beauty, a site of special scientific interest, a national park, the Broads, or a World Heritage Site.

Under this policy, the roof over the vertical extension must match the existing roof. After consideration, the applicants have chosen not to submit a Prior Approval application as it is not thought that the massing and style of the potential house utilising the Permitted Development Rights would achieve the design aims. The proposed design aims to use the roofscape and massing to relate to the neighbouring properties to ensure an appropriate level of development for the site whilst retaining the light and privacy of its neighbours. It is also considered important to reorientate the front door to face the street and create more of an identity for the front of the house which would not have been possible via the Permitted Development Rights.

AMOUNT

The proposals will increase the size of the house by 84.8 sqm primarily due to the vertical extension at first floor. The ground floor will be reduced by 1 sqm under the proposals, due to the demolition of the sun room at the rear of the property and the addition of the slightly smaller front entrance hall.

Under Permitted Development, the first floor could create up to 92 sqm. The reduction comes from the northernmost portion of the house remaining at single storey.



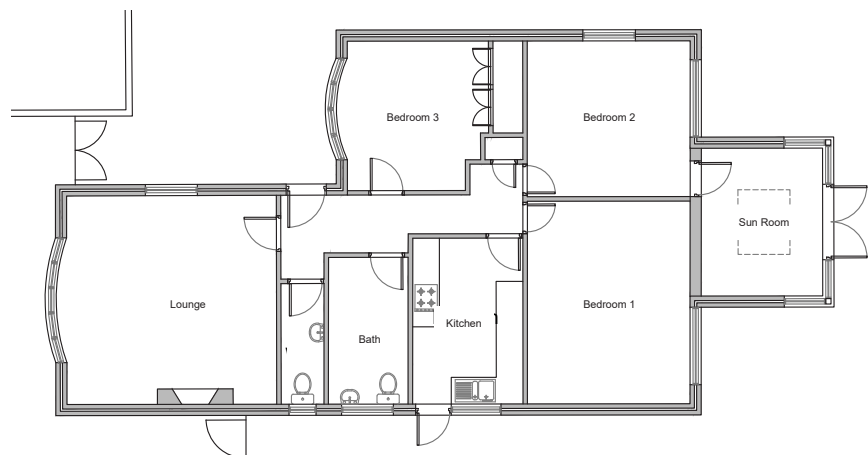
Planning Policies Map, c/o Arun District Council



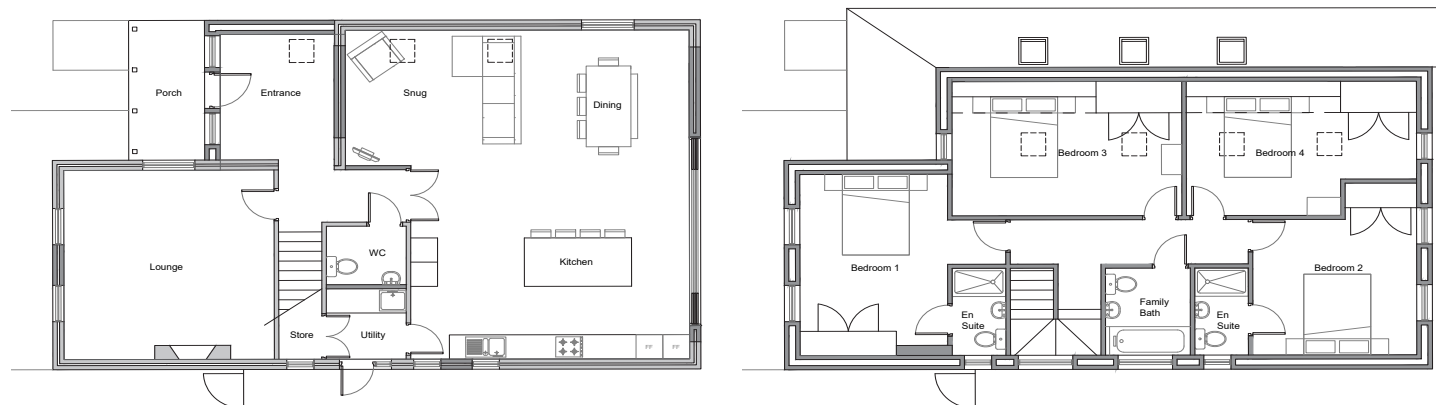
Existing Massing

Permitted Development Massing

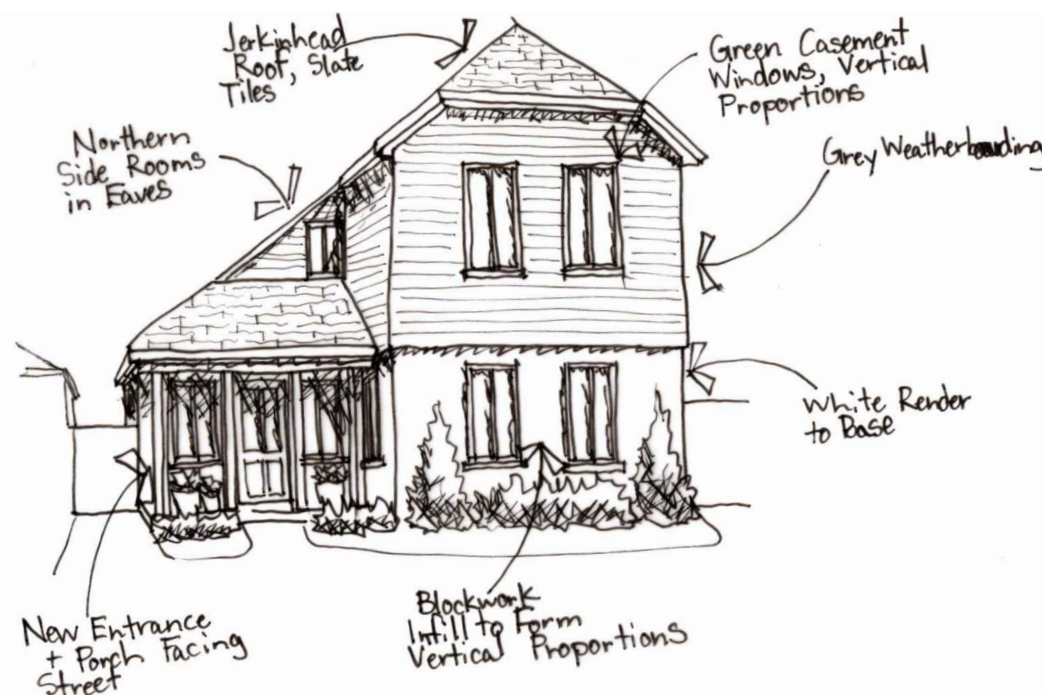
Proposed Massing



Proposed Plan Layouts



Proposed Plan Layouts



Proposed Sketch View with Materials

4 DESIGN

FORM + LAYOUT

The layout of the proposals has taken into account the neighbouring properties and their existing window locations and the plot's orientation to avoid overlooking and impacting on light to the neighbouring houses and their gardens.

The massing of the first floor is kept primarily to the southern portion of the plot, utilising a jerkinhead or English hip roof sweeping down to a single storey at the north and avoiding unnecessary massing at the gables. Additional bedrooms are tucked under the eaves to the north. Windows and views out are restricted to the east and west elevations, whilst the south elevation features opaque glazing to the bathrooms and stairs and the north elevation features high level rooflights only, avoiding overlooking into the neighbouring property which features windows to its south elevation.

The overall height of the proposals at its highest point is 8.37 metres, representing an increase of approximately 4 metres and which is in keeping with the streetscape along The Grove. The new first storey will feature a floor to ceiling height of 2.6 metres to match the existing ground floor.

The inclusion of the new entry hall and porch provide the inviting and identifiable entrance to the house from the street, a key design aim of the proposals. This is further helped by the removal of the garage to the front of the house. The porch also reflects the architecture of the neighbouring houses either side.

By removing the existing sun room at the rear of the house, and opening up the rear of the house internally and with large sliding doors, the connection between the main living space and the garden is improved dramatically.

MATERIALS

The style of houses along The Grove and in the area varies widely.

The base of the house will remain as white render. The new first floor will feature grey weatherboard cladding, giving the house more of a cottage style, tying in to the porch and reflecting its proximity to the coast. All windows will be replaced by new green upvc casement windows in a vertical proportion.

The new roof is proposed to be a slate tile appearance.

More information on the materials is found on drawing SK-200, the proposed elevations.

5 ACCESS

ENTRANCES

The front entrance to the house will be rotated to address the street, creating more identity within the streetscene and providing a welcome entrance with a covered porch relating to architecture of the neighbours either side of the property.

The side entrance is near the existing side access, shifted down slightly to allow entry through a utility area rather than straight onto the kitchen.

Rear access to the garden is provided directly from the open-plan kitchen and dining area as well as side access via gates retained on both sides of the house.

VEHICLES

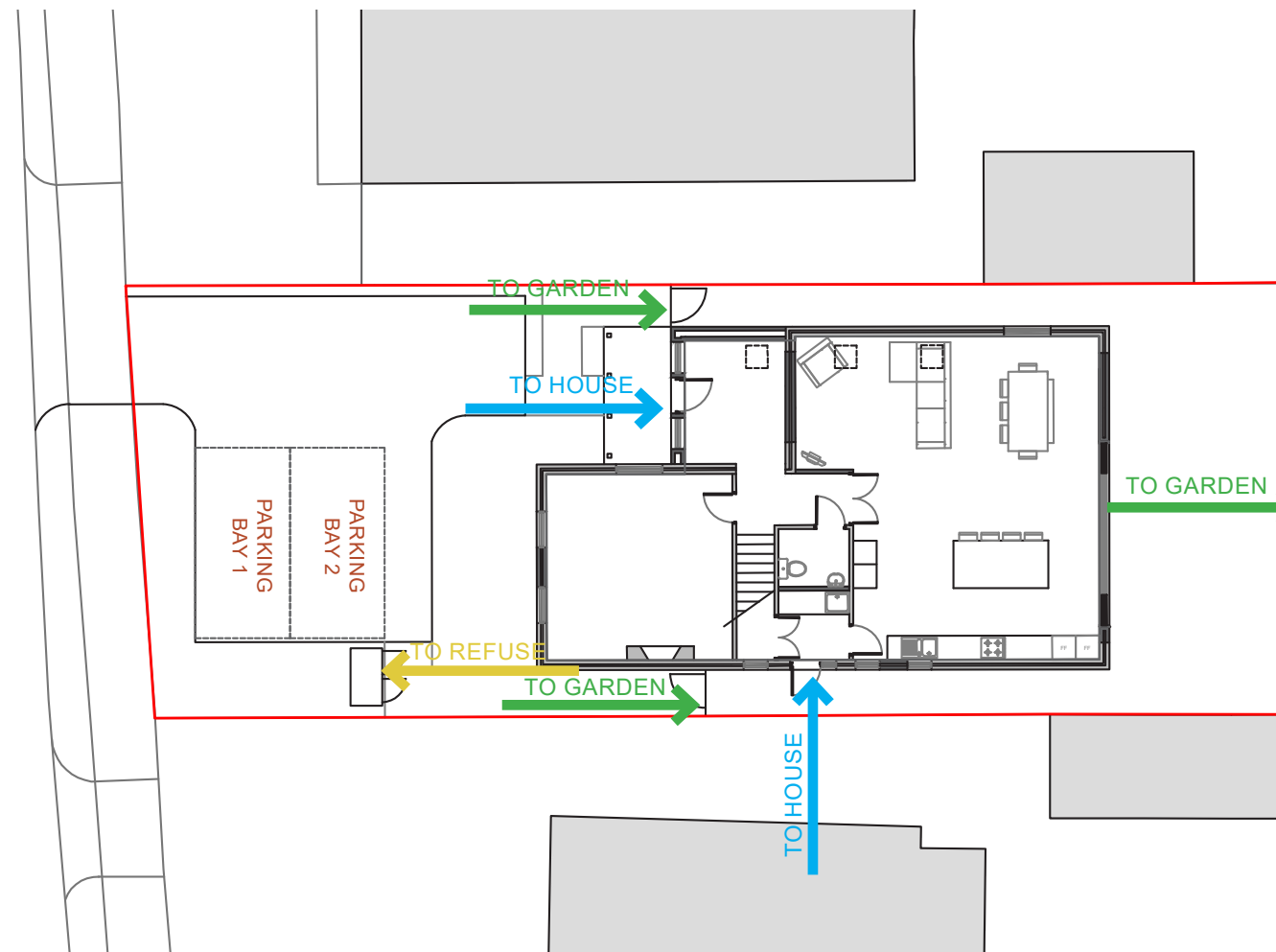
No changes are proposed to the vehicle access from the road. The drive is proposed to be extended towards the southwest portion of the site at the front of the house and formed of permeable gravel material.

The existing single car garage is proposed to be demolished to open up views of the front of the house. Whilst a replacement garage is not proposed, the drive will be able to accommodate two vehicles with generous space for manoeuvring. This is in keeping with arrangements of neighbouring properties.

The existing low garden wall and planting will remain to shield the view of the drive from the street.

BINS

A new timber bin store is proposed alongside the drive to allow for their tidy storage away from the rear garden access. Refuse collection arrangements will not change.



Accesses of Proposed Layout

This document is copyright Innate Architecture Ltd.

innatearchitecture.co.uk

ARUN DISTRICT COUNCIL FP/137/21/HH

