

Planning Statement

Incorporating Design, Access and Waste Minimisation Statements



Removal and replacement of Balcony to South Facing Front Elevation.

Marine View, Third Avenue, Felpham, West Sussex, PO22 7LN

Client: Mr Andy Pope
Project Ref: 5034
Issue: One
Date: 08 October 2024

Introduction

This Planning Statement has been prepared by A&M Architectural Partnership LLP on behalf of Mr Andrew Pope and in support of a Householder Application. The proposed works comprise the removal and replacement of existing balcony to the South Facing Front Elevation with a larger depth balcony construction with two brickwork facing support pillars and enlarging the current opening on the first floor to install sliding doors allowing better view from the living room all within the existing dwelling located at The Marine View, Third Avenue, Felpham.

Supporting Information

The Householder Application for full planning permission is accompanied by drawings and supporting documents as follows:

01. 5034 – 100 Existing Plans and Elevations
02. 5034 – 200 Proposed Plans and Elevations
03. CIL Information Form



Fig 1. South Facing Front Elevation.



Fig 2: View from balcony towards the sea.

Planning Statement

The existing dwelling has 3 bedrooms and bathrooms on the ground floor with staircase leading to open plan kitchen, dining and living room space on the first floor. At the moment the balcony extends about 1.7m along the Southern elevation of the dwelling.

The proposed works will improve living space for the residents of the dwelling. The enlarged opening will allow more natural daylight to living spaces and clearer views over the seafront and promenade towards the East and West.

External alterations are to remove the current balcony with the steel support pillars and construct a more spacious balcony. The balcony is proposed to have a more comprehensive construction for a balcony immediately facing the sea. The balcony is proposed to have facing brickwork columns and deep fascia allowing for adequate rainwater drainage from the balcony to be incorporated within the construction.

Further alterations to the dwelling comprise of horizontal Cedar cladding to the corner turret on the first floor to match the existing dwelling.

New external materials to be incorporated in the works will match those of the existing where possible to retain the current building's 'traditional' appearance.

National Planning Policy framework (NPPF) acknowledges that planning policies and decisions should support the role that the creation of high quality, beautiful and sustainable buildings and places is a fundamental to what planning and development process should achieve. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposed balcony and associated external alterations at Marine View are currently considered to be in accordance with National Planning Policy.

Site and Surroundings

The building is located within the seaside at Third Avenue, Felpham.



Fig 3: South Eastern Elevation.

The building has immediate access from the public highway (Third Avenue).

The existing entrance to the dwelling is from the Third Avenue on the Eastern side and is proposed to be maintained.

The dwelling has front parking area on the Eastern side, rear garden to the North and front garden to the South with current balcony overlooking the lawn.

Proposed Works

DESCRIPTION OF THE PROPOSALS.

The proposed works include the following:

- Removal of existing balcony including steel support columns balusters and privacy screen.
- Construction of a new balcony with facing brickwork support columns and horizontal cladding to fascia to match existing house.
- New toughened glass balustrade and privacy screen.
- Enlarged opening for the first floor living room to allow a new sliding door installation.
- Horizontal Cedar cladding to the south and east elevations on the first floor turret.

Design and Access Statement

ACCESS.

The client's brief required enlargement to the outdoor balcony space and greater natural light to living room and dining area on first floor with a greater view to seascape from the balcony.

The existing access onto the site and into the building will not change as result of these proposed works.

SCALE.

The new balcony is proposed in the same area as the existing and the enlargement will be visible from South, East and West elevations. The new proposed cladding to the corner turret will be visible from the South and East elevations.

LANDSCAPING.

The proposal does not involve landscaping works.

WASTE MINIMISATION.

Existing materials to be incorporated in the new works wherever possible.

Avoid over-ordering materials to minimise surplus and waste.

Considering ordering locally manufactured and/or sourced materials to minimise travel distances.

Where possible support manufacturers and/or suppliers operate schemes or the return and recycling of surplus materials, packaging materials etc.

Packaging materials (such as cardboard) can be set aside for local recycling.

Rubbish, demolition and surplus materials will be carted off site to regulated landfill if they cannot be reasonably incorporated in the new works.

Conclusion

CONCLUSION.

The proposed works have been designed to create minimal disturbance for the existing building fabric.

The proposed works will affect the existing street scene by enlarged balcony and cladding to first floor turret to the main road facing elevations South and East.

In conclusion we consider that the proposed works will provide appropriate floor space required by the client for day-to-day and trust that the Planning authority will find these proposals acceptable.



Fig.4 Proposal includes the existing balcony to the South elevation to be removed and new enlarged balcony constructed. New cladding to match existing to the South/East corner turret.