

GROVE DESIGN UK
8 Willowhale Avenue
Aldwick
PO21 4AY

9 July 2018

Planning Department

Arun District Council

Littlehampton

Ref :- 36 Rife Way Felpham Bognor Regis PO22 7BP

Re :- Application for a "Lawful Development Certificate for a proposed use"

Proposal :- To convert existing Ground floor Utility / boiler Room into Family Room / Study plus integral Garage into Bedroom and en-suite.

DESIGN AND METHOD STATEMENT

General Site History and proposed amendments.

Following a brief meeting at your offices with Planning Officer Christopher Best on 1st June 2018, having looked over the attached original and proposed plans and elevations including the site O/S 1:1250 map, and having consulted with other colleagues also, advised by email that the route forward was to submit a "Lawful Development Certificate for a proposed use".

Property is a split level dwelling house on a level site of unusual design built in the early 1960's. The house sits on a reasonable sized plot at end of a cul de sac with a good sized front hardstanding for a number of vehicles, together with a Marley type sectional Double Garage facing directly on to the end of Rife Way. The western boundary has a tall fir tree hedge adjoining the Upper Bognor Road (Felpham bypass) and beyond the northern boundary 2M timber panelled fence are open fields.

The attached plans show that the Existing Ground Floor has only got a Utility / Boiler room plus an Integral Garage and also a separate WC.

The next level is approx. 1100mm higher and is shown on the 1st Floor plan, comprising of 2 No Bedrooms and Bathroom, the next level up [over the Garage] is the Lounge plus a further step up [over Utility / Boiler room] is the Kitchen and Dining area.

The front of the property is in line with No 34 next door (see attached Block Plan) but sited beyond the end of the cul de sac and turning bay, ie house is not actually facing the road and partially hidden in the corner. The house has an open “Balcony” with metal railings (urgently require replacing) with access from Dining Area through two sets of doors. The main balcony support brickwork is set back approx. 450mm behind front edge of Balcony and forms the “front line” of the actual house including a small store room with external front access[in front of Boiler / Utility room] – there is a recessed covered “car port” in front of Garage. The establishing of this “front line of house” being critical relative to type of “Planning” application required for this proposal.

The proposed frontage amendments would be to replace the current store room door and adjacent window to match current front door and side panel [make good brickwork to match existing] plus to infill front of current carport with a window unit to match front facing Lounge window on 1st floor above [and matching brickwork]. The existing balcony railings which are severely rusted and no longer safe are to be replaced with new black iron railings to current Building Regulation requirements. These proposed works would improve the overall appearance of the property which had become severely run-down by previous occupiers.

The proposed additional accommodation will provide essential family space with study area plus a bedroom with ensuite [also new side fire exit door with side panel to garden]. The upgraded accommodation is to be insulated to current requirements. Due to existing split level design and including concrete beam 1st floor construction, the proposed floor to ceiling height of converted Garage will be approx. 2.2M high. [Family area etc has standard ceiling height].

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