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Planning Department

Arun District Council

Littlehampton

Proposed works – Application for 1st floor extension over existing Garage / Utility / WC

Site location – 21 Poulner Close Felpham PO22 8HN

Pre App Ref – PAA/126/21 [19 Nov 2021]

DESIGN AND METHOD STATEMENT

Proposed Development and Site

The above property being a semi-detached dwelling of two storeys, garden to rear and parking at front, sits adjacent a turning bell mouth within Poulner Close so neighbouring property No 23 frontage sits two thirds of house depth behind No 21 and with an approx. 2.5M wide 'link passageway' through to Bursledon Close between the two properties.

The proposed first floor extension over an existing Garage, WC, and Utility would almost match that of No 20 Bursledon Close at the other end of the 'link passageway' [on opposite side]. The only difference being that the existing Garage of No 21 was set back slightly from main house face which including the proposed first floor and roof would give a subservient approach to the extension.

To the rear, the existing Ground floor WC [extension] extends 1M beyond back of main house so there will be some roof skilling to the 1st floor Ensuite.

There is a main foul sewer running along the link passageway approx. central, existing foundations have taken this pipework into consideration in distance away and depth below

invert. The two required steel posts to support the proposed first floor walls over Garage [GF wall single skin] with their respective foundations will also include these requirements.

The proposed extension to be in matching brickwork and matching roof tiles. The existing house Upvc white windows have and will be upgraded, all matching and in grey Upvc.

The front existing house old tile hanging at first floor level to be replaced with grey Upvc horizontal plank cladding plus to include the proposed first floor frontage.

The proposed bedrooms upstairs will (a) increase the size of the existing small front bedroom and (b) add an additional larger bedroom with ensuite for client's aged father so that he doesn't have to go into a care home [stair lift can be added at a later date if required]. The proposed side facing window looks over the frontages of the adjacent properties and their parking areas due No 23 build line setback.

Key Design Policies considered are D DM1 and D DM4 to assess the development relative to its design and visual amenity and to tie in with the residential neighbourhood and its characteristics.

The extension matches the footprint of the existing Ground Floor which extends 1M beyond the rear of the main house. The front of the existing Garage and proposed First Floor are both set back slightly from the principal elevation. The ridge is also set back from main roof ridge but of similar height but gives a subservient view. All materials used will match existing and therefore integrate suitably.

There are similar surrounding extended properties in style and design eg 20 Bursledon Close [opposite end of adjacent footpath], the footpath also assist in breaking any terraced effect from No23.

Arun Design Guide does mention extensions with ridges below main house roof to achieve a subservient appearance which has also been achieved by setting the new ridge back and apart from the main roof. [Note – No 20 Bursledon Close ridge is continuous over both existing and extension roofs]. The proposal also complies in not closing the street scene gap and is appropriate in scale and massing.

The proposal also complies with ESD1 of the Felpham Neighbourhood plan

Neighbourhood Amenity – Policy D DM1 (3) and D DM4 – impact on neighbours especially regarding loss of sunlight, privacy, overlooking and noise / disturbance.

The First Floor is built over the host dwelling and the small roof to the rear in this instance [part catslide] would not affect other properties, especially No 21 to the south with the 2.5M footpath between.

There is a new window to the rear for a proposed bathroom and a side bedroom window (replaces an existing one) – its overlooking of the front of the neighbouring property would not be more than the existing window.

The Pre app conclusions stated that “ the proposal is not considered to result in adverse overbearing, overshadowing or overlooking relative to Arun Local Plan , D DM1 & D DM4.” And be subject to Conditions such as matching materials.

Grove Design UK – January 2022

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