



The proposed works, to the below address comprise a single storey rear ground floor extension, a single storey replacement of the entrance porch, and a loft conversion with the addition of a front and rear facing dormer and two roof lights to the main front roof.

The applicants wish to open up the house internally to improve the flow of the house. Some of the existing sleeping accommodation is proposed to be moved into the loft, thus freeing up some floor space on ground floor. The ground floor rear extension with new bi-fold doors and long roof light is intended to provide additional and more generous well lit space to the kitchen, dining and living areas, also creating a much better connection to the main garden. The front porch is proposed to be replaced by a new entrance porch, aligned with the new internal circulation, and providing a small South facing seating/reading area right next to the entrance door (glazed to the south and east) to catch sunlight from the early morning hours.

At first floor (loft level) a front facing dormer is providing daylight to the new stairwell and creating a generous arrival at the top of the stairs. A rear facing dormer provides daylight to the two proposed bedrooms on the garden side, also affording sufficient head height to these rooms.

Two front facing low profile Velux type roof lights are proposed to the smaller bedroom and bathroom to also provide additional daylight and natural ventilation.

The proposed extensions are subordinate to the main house, well set back from the sides, ridge and eaves - and the works to the envelope are generally intended to tidy up the appearance of the house, with a well considered small palette of materials.

The new roofs of the dormers and extension, and the entrance door portal of the front porch are to receive a grey zinc cladding - and small zinc in-fill panels are added to the dormer elevations between the windows for a consistent language.

All windows and framing of the glazed front porch element are double glazed with externally dark grey aluminium cappings.

The existing roof finish of concrete tiles is proposed to be replaced with grey plain tiles, more appropriate to the modest colour scheme - and the existing PV solar panels to be retained (but slightly rearranged).

The external walls and dormer cheeks are proposed to be finished with a smooth white render for a more friendly appearance, though providing contrast to the darker zinc and aluminium elements.

The new entrance portal situation is of simple architectural language, clearly signalling the main entrance of the house, yet complementing the house as a subtle contemporary addition.

Access to the property is not drastically changed. The entrance situation, the routes to the garden and the internal circulation with new stair to the loft are generally improving the usability of the house.

The design has been developed together with the applicants and responds to its local context in a sympathetic manner that does not detract from or harm the character of the existing building or area. The scale and design of the extensions ensures that no unacceptable sense of enclosure or loss of privacy results to neighbouring properties.

The design enables the owners to enjoy secure, energy efficient and modernised accommodation adjusted to suit the needs of a modern family.

The design has been considered in relation to the relevant local policies as stipulated by the Arun District Council Local Plan (02-2014) - in particular policies in section 13 'Design' (incl. 13.4 Extensions & alterations).



View of south-eastern corner from the front drive



View of side (East) elevation of existing rear extension



View of the rear of the house from the garden



View of rear extension and porch from the garden