

Old Watch House, Old Coastguards, Felpham, PO22 7BJ

Planning Statement

Location

The Old Watch House is an end terraced dwelling located in Felpham in the Borough of Arun.

Proposals

The application is to replace the existing garage with new out building under prior approval. The existing house has its sole entrance facing the access road and therefore the proposals site is not forward of the principle elevation.

Justification for prior approval

- Not forward of a wall forming the principal elevation.
- Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwellinghouse.
- No verandas, balconies or raised platforms
- No more than half the area of land around the original house. The proposals are 47.5 sqm which is 41% of the 114 sqm garden or 25% of the total area around the dwelling, 187 sqm.

Section 1 : Use

The new annex will be used as storage and incidental space to the main dwelling.

Section 2 : Amount

The proposals add 39 sqm in total and remove 16 sqm, in the form of the existing garage. An additional area of 23 sqm.

Section 3 : Layout

The proposals are located on the site of the existing garage.

Section 4 : Scale

The footprint is larger than the existing garage but lower than the existing garage.

Section 5 : Landscaping

The main garden will not be impacted and remain as is.

Section 6 : Appearance

The proposals will be clad in timber to echo the materials of ancillary coastal residential out buildings in the area.

Section 7: Access

No alterations to the existing access arrangements are being proposed. The exiting drop kerb and access will remain and the existing parking will be retained to provide plentiful off street parking.

Conclusion

The proposals are minor in scale replacing a single garage with a slightly larger outbuilding that complies with the requirements for prior-approval.