

**128 LIMMER LANE
FELPHAM
BOGNOR REGIS
WEST SUSSEX
P022 7LR**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR ALTERATIONS, EXTENSION AND REMODELLING OF EXISTING RESIDENTIAL
DWELLING**

JANUARY 2022

**Sloane & Brown Ltd
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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for alterations, extensions and remodelling of an existing residential dwelling at 128 Limmer Lane, Felpham, West Sussex.



Rear (south) elevation



Front / side elevation

SITE HISTORY

There is no specific recent planning history relating to 128 Limmer Lane although the house has clearly been the subject of a number of additions and alterations in the past.

The property has been used as a relatively large single dwellinghouse.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise extensive alterations, extensions and remodelling of an existing large single dwellinghouse, together with relocation of existing garaging. The existing main pitched roof will be removed and an additional floor added with a flat roof. The appearance of the property will be significantly improved and enhanced.

ASSESSMENT OF PHYSICAL CONTEXT

The site is located directly adjacent to the seaward at the end of Limmer Lane, and there are existing residential properties to the east, west and north. The site benefits from gardens to all sides and off-street parking.

DESIGN SOLUTION

The proposed alterations, extensions and remodelling of the existing building have been suitably designed to provide a fully appropriate external appearance which would improve and enhance the appearance of the site and the wider setting. The height of the property would be stepped to provide an appropriate appearance which would not be overbearing or cause overshadowing. A large roof garden will be formed above part of the ground floor, and 1.8m high obscure glazing will be provided to the side elevation to prevent any overlooking or loss of privacy. Existing gardens will benefit from new hard and soft landscaping including relocated parking areas. A new outdoor swimming pool will be provided in a discrete location in the rear garden.

SCALE

The existing overall height of the property will not be exceeded, and the property will be stepped in at first and second floor levels to minimise the visual impact. The enlarged property would sit comfortably with the plot and the street elevation will be enhanced.

FLOOD RISK

The site is located within Flood Zone 3 as defined on the Environment Agency's flood maps. The proposals comprise the extension and alteration of an existing dwelling without any reduction of existing internal floor levels. On this basis, a detailed flood risk assessment should not be necessary.

AMOUNT OF DEVELOPMENT

The existing gross internal floor area comprises the following:

Ground floor	136.9m ²
First floor	107.1m ²
Second floor	45.3m ²
TOTAL	289.3m ²

The proposed gross internal floor area will comprise the following

Ground floor (excluding garage)	208.7m ²
First floor	170.6m ²
Second floor	90.8m ²
TOTAL	470.1m ²

The proposals can be seen to result in an increase in gross internal floor area of 180.8m².

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework 2018 (NPPF) is a material consideration in the determination of planning applications. The NPPF makes it clear that saved local plan policies should only be afforded weight relative to their degree of conformity with the NPPF. Further planning policies for the site are contained within the West Sussex Structure Plan 2006-2016 (adopted July 2004), the Arun District Council Local Plan (February 2014).

Relevant policies from the current ADC Local Plan are as follows:

- Policy D SP1 – Design. The property would be extensively remodelled and this would improve and enhance the existing appearance. The scheme would not be unneighbourly and would not result in overlooking or overshadowing.

- Policy SD SP2 – Built-up Area Boundary. The site is located within the defined built-up area.
- Policy D DM1 – Aspects of form and design quality. The proposals should be acceptable in terms of form and design quality.
- Policy D DM4 – Extensions and alterations to existing buildings (residential and non-residential). The existing property would be extensively remodelling, and the external appearance significantly altered. There is no set style or appearance of other residential properties within the area, and the proposals would be appropriate.
- Policy ECC SP2 – Photo voltaic panels would be fitted on the highest flat roof, and an efficient new heating and hot water system will be installed. The thermal performance of the existing property will be significantly improved.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, and the Arun Local Plan.

SUMMARY

The proposal is for alterations, extensions and remodelling of an existing residential dwelling at 128 Limmer Lane, Felpham, West Sussex.

National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting the planning application. Compliance can be demonstrated with all relevant planning policies. This proposal should be acceptable in principle, and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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