



Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT



Date: 5th May 2022

DESIGN, ACCESS & PLANNING STATEMENT

Site Address: Panorama, Golden Acre, East Preston,
West Sussex, BN16 1QP

Proposed Works: Proposed Second Floor Roof Extension

Planning History – main applications

- | | |
|-------------------|--|
| K/11/12 | Conversion of 2No. flats to 1No. dwelling to include extensions and an detached garage
<i>Approved after appeal</i> |
| K/28/14/PL | Demolition of existing building and erection of dwelling
<i>Approved conditionally</i> |
| K/39/20/PL | Conversion of 2No. flats into a single dwelling
<i>Approved conditionally</i> |
| K/40/20/HH | Single storey extension with a sloping roof, new porch on ground floor and conservatory at first floor. Replacement of existing windows, doors and roof tiles
<i>Approved conditionally</i> |

Introduction

This statement accompanies a householder planning application for a roof extension to create further accommodation at second floor level and a south facing balcony. Briefly, this work will involve the removal of the existing roof, raising the external walls and rebuilding a crown roof with accommodation.

It should be noted that the works that were approved under the application K/40/20/HH are due to commence shortly and therefore these have been included within the new plans. The approved plans include ground floor extensions and various alterations to the existing dwelling.

This new application includes the following plans:-

1. Plans and elevations of the existing dwelling as it is now.
2. The approved plans (K/40/20/HH) – ground floor extensions and alterations.
3. The proposed second floor plans – showing the new crown roof and the approved works combined.

The southern elevation of the proposal is shown below. This includes the new crown roof and the extensions to the side that were approved under application K/40/20/HH.



PROPOSED SOUTH ELEVATION 1:50

The site

Panorama is a 2-storey property built circa 1930 and positioned on a large plot measuring approximately 0.2ha. The property is currently arranged as 2 flats but approval has been granted to change the use into a single dwelling.

Panorama is located on a private estate facing the seafront to the south and the extensive greensward to the east. The site is enclosed by a mixture of high walls, fencing and hedgerows.

The existing dwelling has a rendered finished and has been adapted / altered over the years. The planning history has been noted above and works are due to commence shortly on the approved application K/40/20/HH.

The existing trussed roof has a shallow pitch of 26 degrees as shown below.



West elevation of Panorama – front entrance

Panorama shares two boundaries with neighbouring dwellings. These include Genesis (Golden Acre) to the north which is approx. 34m away from the existing dwelling and No.71 Coastal Road (north-east) which is approx. 22m away.

Use

The proposed roof extension will create new accommodation at second floor level and will include a large living area with a bathroom or en-suite. The new floor will be accessed via a new stairwell created on the north elevation with a tall feature window. A recessed balcony will be located to the South overlooking the beach and will be covered by a new roof pitch. Two matching

feature windows will be positioned on the east and west elevations providing views along the coast.

Amount

The existing 26 degree roof will be removed and the external walls raised by approximately 1m internally. A new crown roof will be constructed with a 45 degree pitch and will include a large 600mm soffit. Therefore the soffit level will be raised by 400mm viewed externally. The ridge level will be raised by 1.5m.

It should be noted that application reference K/11/12 was approved at appeal. This application was allowed by the Inspector to raise the ridge level by 2m. The north elevation of the approved design is shown below.



The Inspector stated that 'the increase in the height of the roof of Panorama by about two metres and its enlargement in the manner proposed would not have the effect of introducing a scale or massing of building into this location that would appear so incongruous or visually harmful that the proposals should be resisted for that reason'.

This application also included accommodation at second floor level, within the new roof design. It should also be noted that several dwellings to the east include 3-storeys including the neighbour, No.71 Coastal Road.

Layout

The roof extension will provide 78sqm of new accommodation at second floor level. The accommodation will include walk in wardrobes and a bathroom or en-suite located to the north. A recessed balcony will be provided facing south with two feature window to the east and west.

The existing stairwell will be extended and will include a large feature window facing north that will follow the stair to the new second floor level. A flat roof window will be positioned above the stairs to allow further natural daylight.

Scale

A crown roof has been proposed in order to achieve the headroom required at first floor level but to also balance the larger roof with the existing rendered dwelling below. A fully pitched roof would dominate the property so a crown roof would provide an appearance that will be in proportion and not over bearing.

The addition of the ground floor extensions (K/40/20/HH) will also increase the ground floor footprint thus providing a well-designed balanced scheme.

Floor areas

Existing house	=	253sqm	
Approved plans	=	413sqm	Existing floor area + 160sqm
Proposed 2 nd floor	=	491sqm	Total including 78sqm for 2 nd floor

Landscaping

N/A

Appearance

The existing dwelling is finished in render. The proposal is to raise the external walls and continue to the render to the new height (approximately 400mm externally). The new crown roof will include slate to match existing dwellings in the area.

All windows and doors will be marine grade powder coated aluminium.

Access

The existing access to the property is via the southerly-most double gateway and round to the south of the property. This area will become the new South facing patio area off the main living space.

The existing double gated entrance in the west boundary wall, and approximately halfway along the length of this boundary, will become the new main access to the site with a new appropriately shaped, newly landscaped driveway and gardens. The driveway will be finished in porous material to encourage natural drainage.

Summary

The proposed roof extension will provide an aesthetically pleasing and balanced appearance that will enhance the property.

The new crown roof will raise the ridge by approximately 1.5m, however as mentioned above the Inspector approved a design in 2013 that increased the ridge height by 2m. This proposal was substantially larger than the new application.

The windows have been carefully placed to ensure no overlooking to the neighbours gardens.

The Inspector also mentioned that 'the plot is of sufficient size to satisfactorily accommodate an extended dwelling of this size without causing any undue harm simply as a result of any size differential in building footprint area and site coverage to that prevailing locally'.