

Design & Access Statement

**Householder Planning Application
for the extension of an existing private home**

**Little Tangle,
Middle Way,
Kingston Gorse,
East Preston,
BN16 1SB**

Jun 2019



Project Name: Householder Planning Application for the extension of an existing private home

Location: Little Tangle, Middle Way, Kingston Gorse, East Preston, BN16 1SB

Client: Jeremy Martin

File Reference: ND/ML/C01

Issue	Date	Author	Checked	Notes
P1	12/06/2019	Y K	A K	Planning Issue

Introduction

This Householder Planning Application is for the large extension of a detached house at Little Tangle, on Middle Way in Kingston Gorse, East Preston.

The site currently comprises a house with limited accommodation on the first floor. The property is accessed via Middle Way to the south via a dropped kerb crossing and associated driveway, which also serves a garage to east of the property.

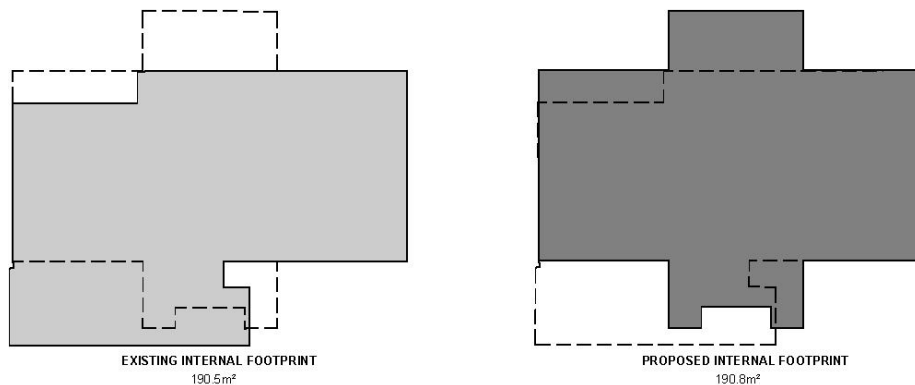
The application presents a sensitively designed solution that will create additional bedrooms on the first floor of the property while the footprint remains similar as seen in the diagram below. The roof is designed to accommodate a full first floor with 5 bedrooms facing both north and south. The proposal is considered to be attractive, appropriately scaled and functions successfully within the setting of the site. Most importantly, it fully respects the locality and amenity of all of the surrounding properties by maintaining existing distances to the boundaries, while the roof hips away from the neighbouring properties in a sensitive manner.

The extension will enhance the site and surrounding context. There have been multiple new builds and extensions in the immediate locality and as such, we believe this extension would be suited to the context. The proposal will complement the site as a sensitive and contemporary re-interpretation of the poor quality and unattractive existing building.

The valuable design assets such as the fireplace and chimney will be retained and re-interpreted with the same prominence. The large rear garden is retained and landscaped appropriately. The gated side access on the east is retained and the garage is extended by two meters to the north to facilitate a summerhouse, whilst also being re-clad in stone to unify it with the house.

The current parking arrangement will be emulated with provision to the front of the house for 3 cars and further parking on the driveway to the east of the house for two cars.

Drawings provided with the application include a Location Plan, Site Plan, Floor Plans and Elevations of the proposed dwelling.



Assessment

Site Description and Physical Considerations

The site lies to the north of Middle Way, a lane which runs parallel to Gorse Avenue / Coastal Road. In urban terms, the site is located within a low density residential area which comprises large detached houses with no unifying architectural character. It is a mixture of Palladian, Victorian and other traditional aesthetics, as well as contrasting contemporary flat roofs and extensive glazing. The materiality primarily consists of brick, stone, render and weather boarding.

The immediate Middle Way setting comprises predominantly render in terms of materiality, with ad-hoc use of brick and tile hanging. The site currently has a garage, alongside a driveway from a dropped kerb on Middle Way covered in tarmac and concrete.

Part of the site is grassed with some small garden variety trees and unkempt flower beds to both the north and south gardens. All trees will remain as existing, including the edges of the site for additional screening to surrounding properties and the access road.

The two storey property to the west of the site displays a render finish and hipped roof. It has had a recent large extension, much like many other properties in this locality. The property to the east comprises a large gable facing the site with large dormers to facilitate the first floor accommodation. The Little Tangley proposal is not dissimilar in terms of scale and volume.

Planning Policy

The Planning Application conforms to all relevant Planning Policy within Arun District Council. To summarise;

- Government guidance in the form of the NPPF has been fully considered in this design response.
- The provision of 4 car parking spaces is in accordance with parking standards and wholly appropriate to the design of the dwelling.
- Overall, the proposed scheme provides the opportunity to create a thoughtfully designed residential development with no detrimental impacts.
- The design quality of the dwelling will be a significant improvement on the existing dwelling.

Design Response

Use

The development proposal provides a large extension to the detached dwelling at an appropriate scale which is considered entirely appropriate for the location. It is representative of the general character established within the immediate area through a number of recent new-builds and extensions.

The proposal also includes an extension to the existing garage to facilitate a summerhouse with bifold doors connecting it to the very large rear garden. It will be accessed from the rear garden and maintain the garage as a separate element of the property, which is accessed from the south.

Amount

The development proposal provides an extension to a 3-bedroomed detached house to become a 5-bedroomed house. It is appropriately sized in order to meet the required space standards. No additional dwellings are proposed.

Layout

The dwelling is positioned to meet a number of requirements; presenting a high quality elevation from Middle Way as one would move towards the site from the east or west. It will provide appropriate distances to surrounding built form and establish a good level of private amenity space within the proposed rear garden on the existing footprint.

The proposed extension elements are positioned within the site to maintain an appropriate distance from all nearby dwellings, with appropriate separation distances to all surrounding built form. The specific location ensures no overlooking issues between the house and its neighbours, and provides a suitably large rear garden for the proposed residents. Following initial consultation with the neighbours, it was decided that the east and west elevations will contain largely no glazing apart from one window. This window is located on the east elevation at ground floor, as per the existing building to mitigate any potential overlooking issues.

Two driveway car parking spaces are provided in addition to the three in the front and one in the garage, in order to meet parking standards. The dwelling will be sub-divided from adjacent properties by the existing fences and walls. New shrub and hedge planting is to be provided within the front and rear garden areas suitable for the detached property.

Refuse and recycling bins are to be stored in the rear garden area; residents will leave refuse and recycling at the site access on collection days only, as per the existing arrangement.

Scale

The proposal raises and reshapes the roof to make full use of the first floor accommodation. The bedrooms will be spacious with some vaulted ceilings, whilst the ridge height is appropriate for the locality and matches the property to the west. The gabled roof elements create an interesting, contemporary & dynamic form, which pitches away from the neighbouring properties. This ensures that the proposal is not contentious elevationally, and ensures that the neighbouring amenity is preserved.

As seen in drawing 6702 30 – *Proposed Context Elevation*, the proposed ridge is no taller than Clova, the property to the west of the applicant's site. When compared to the existing dwelling, the single storey element to the front will be largely omitted to create a better relationship to the south eastern corner of Clova, as well as the other adjacent property.

Scale is fully considered in the design solution; the form of the dwelling is designed to restrict its prominence on views from Middle Way and from the adjacent housing. The footprint is similar to the existing to minimise the impact of the extension in terms of scale.

The 43.7° roof pitch begins at 1.5m internally, to the north and south first-floor walls. This helps to reduce the scale and bring the ridge down to a respectful level. The 1.5m skilling level rises up to provide the vaulted bedroom ceilings, which induces a sense of spaciousness internally, while minimising the external appearance and scale.

Appearance

The design and positioning of the proposed house achieves no overlooking issues and provides a high quality and useable family-oriented dwelling with a large private amenity space.

The dwelling is designed with a simple aesthetic utilising high quality materials; white through colour render, high quality natural stone cladding and slate roof tiles to contrast and complement each other. There is a rendered feature band across the top of all ground floor openings which runs across the perimeter of building. The band provides a slender shadow, helping to reduce the verticality of the building and break up the otherwise understated, east and west elevations.

The elevational solution creates simple but high quality elevations appropriate for the site setting and respectful of the architecture of the surrounding housing.

The form is simple and traditional, which will work well with the high quality finishes and materials. The external features such as grey box aluminium gutters and dark grey aluminium doors and windows will be pronounced in their own right within the simple and pleasant elevations. The contemporary materials will complement the form, internally and externally. The stone cladding acts as a feature material, used lightly in comparison to the render and slate which contrast well throughout the building.

Material pallet:

- | | |
|-------------------------|------------------------|
| • Roof: | Slate |
| • Walls: | Render |
| • Features: | Stone |
| • Gutters: | Grey aluminium |
| • Windows/Doors frames: | Grey aluminium |
| • Brick plinth: | Blue engineering brick |

Landscape

The existing landscaping on the site will be retained, including the southern and northern boundaries and gardens. No trees or shrubs will be removed and the view of the landscape from the public realm will remain largely the same. New shrubs will be planted to screen the 3 parking spaces and the patios to the front of the property. The drive materials will change to bonded gravel and herringbone paving to the parking spaces. Please refer to 6702 01 - *Proposed Site Plan* for relevant drawing.

A water butt will be installed within the rear garden area to encourage the re-use of rainwater. The driveway area and all other hard landscaped areas will be provided with permeable materials to assist with the surface water drainage strategy. A soakaway is intended to be installed within the rear garden for surface water discharge from the dwelling.

Access

The site is to be accessed from Middle Way, a residential road accessed from Sea Lane, Seaview Avenue Downsvie Road and Brookside Road. There is a bus service nearby providing access to regional centres. Both pedestrian and cycle movement is envisaged to be utilised by the proposed residents.

Access into the site is proposed from the existing dropped kerb crossover, which will form a shared vehicular and pedestrian driveway to serve the proposed dwelling and the three car parking spaces provided. Parking provision is considered entirely suitable for a dwelling of this size and within this location to ensure that there is no on-street requirement for car parking.

The dwelling has been positioned to allow external ramped access without the need for steps and falls within the site are designed for the requirements of disabled residents. The extended dwelling, unlike the existing house, will be designed to comply with Part M of the Building Regulations, including a level threshold entrance door, correctly sized WC facilities, 838mm wide doors to all habitable rooms and wide enough corridors to allow disabled residents and visitors to manoeuvre satisfactorily.

Sustainability

A number of sustainable design features are proposed to be incorporated into the dwelling. The orientation of the building and aspecting of the dining and study rooms to the south maximises the potential for solar gain, natural ventilation and daylight within the spaces.

A condensing boiler will be utilised within the dwelling, and high insulation standards will be used for energy efficiency. Dual flush toilets and flow restrictor taps are to be provided to bathroom areas. Locally sourced materials will be used wherever possible and locally grown timber as appropriate.

A garden composter will be provided within the rear garden area, and refuse & recycling facilities will be provided within the rear garden on a hard surface.

Crime Prevention

The site is considered to be in a very low risk-of-crime area. However, crime prevention measures have been provided within the scheme design to achieve a development that responds to the seven key principles of 'Secured-by-Design'.

In particular, the scheme has only one point of vehicular entry which has good natural surveillance, the proposed development has defensible private amenity space, and doors & glazing will have laminate glass and locks to the relevant British Standard. Windows will also have locks to the relevant British Standard.

Conclusion

Overall, this Householder Planning Application provides a large extension that has a minimal impact in terms of amount of dwellings and scale.

The design detailed within this application has been considered with reference to all of the surrounding properties to ensure that there is no detrimental impact to any existing resident adjacent to the site.

The design process resulting in this application has been rigorous and carefully considered to create an appropriate design solution that respects existing built form and creates a high quality, sensitive house that is visually unobtrusive from Middle Way.

Following consultation with the residents association, the proposed dwelling pays reference to local vernacular in high quality and thoughtful design, which achieves a contemporary design solution. As the proposed scheme is entirely in-keeping with the local area, and offers no detrimental impact, it is requested that full Planning Permission be granted for the extension.