

Design and Access statement
Panorama and First Floor flat
Golden Acre
East Preston
BN16 1QP

September 2020



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Unit 13 Talina Centre,
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Planning Statement

The site comprises a single building with two dwellings in a plot of 19 hectares (1956 Sq.M) dating from approximately 1930.

It is situated at the South Easterly edge of the Angmering on Sea private estate overlooking the sea to the South and the extensive greensward to the East. The site is enclosed by a mixture of high fencing, hedgerows and rendered block walling over 1800mm high. The extensive garden, mainly to the West and North, is laid mainly to lawn.

The site comprises two Title Deeds, both of which have been under the ownership of the Applicant and her family for over 50 years. The Top floor was a later addition to the existing ground floor. The top floor flat is serviced by its own supplies and pays its own Council Tax to Arun Council.

To the Southerly section of the site is a strip of land which has a 'right of way' for some Angmering on Sea residents only.

"The property is accessed through the private estate of Angmering on Sea where it is in a prominent seafront position enjoying direct sea views and views to the East along the greensward. The closest neighbour is approximately 28 meters(bui1ding to building) to the North.

"The proposal will not result in any compromise to the existing special character and pattern of the street as properties in the locality are all individually designed substantial homes, in large plots and well spaced. Many properties in the Vicinity have been updated, renovated and extended to modern standards and styles. We believe this is in line with DEV 19 (V)of the ADLP.

Background

Panorama gained planning permission for a conversion to 2no. flats in 1987 (K/15/87) and 2 years following this permission the Building Regulations for this conversion was passed (K134/89/B).

The Proposal

Due to the placement of the property on the site, there is ample opportunity to position extensions to the North elevation of the property resulting in a natural progression of the property into the extensive Northerly grounds. This positioning of the extensions (described below) will not compromise the special nature of the site and street scene. The new building works will, in fact, extend onto land where previous permissions had been granted for a new dwelling. The proposal will include a new West facing Porch which will match the style of the house. Additionally, the owners would like to introduce a new First Floor South facing glass extension. Which will form a light conservatory and match with the rest of the property.

The history of the site will show that various permissions have been granted over the last few years for the property as outlined below.

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INTERIOR, ARCHITECTURAL DESIGN & MANAGEMENT

<u>K/27/17/HH</u>	Panorama Golden Acre Kingston BN16 1QP	Mr & Mrs J Nedas	23-08- 17	Single storey side extension.	Planning Householder	ApproveConditional y
<u>K/21/17/DO C</u>	Panorama Golden Acre Kingston BN16 1QP	Mr & Mrs J Nedas	16-05- 17	Application for approval of details of conditions imposed on planning permission K/28/14/PL referring to condition 3 - Materials	Planning Approval Of Conds	DOC Approved
<u>K/28/14/PL</u>	Panorama Golden Acre East Preston BN16 1QP	Ms L Sanford	11-08- 14	Demolition of existing building and erection of dwelling	Planning Plan Application	ApproveConditional y
<u>K/11/12/</u>	Panorama Golden Acre East Preston BN16 1QP	Ms S Nedas	10-08- 12	Conversion of 2 no. flats to 1 no. dwelling to include extensions & a detached garage	Planning Plan Application	Appealed
<u>K/31/91/B</u>	Panorama Golden Acre Kingston Littlehampton		15-11- 91	Double garage with storage over	Building Bldg Regs Subm	Passed Condit'n
<u>K/16/91</u>	Panorama Golden Acre Kingston Littlehampton	D J Quastel Esq	26-06- 91	Construction of double garage with storage over	Planning Plan Application	ApproveConditional y
<u>K/34/89/B</u>	Panorama Golden Acre Kingston Littlehampton		08-12- 89	Reinstatement of first floor accommodation with 2 bed self contained apartment	Building Bldg Regs Subm	Passed Condit'n
<u>K/15/87</u>	Panorama Golden Acre East Preston Littlehampton	D J Quastel	18-06- 87	Reinstatement of first floor accommodation to comprise two bedroomed self contained flat with balcony	Planning Plan Application	ApproveConditional y

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The owners have now reviewed the plans and would like to submit a new application.

The proposal includes:

On the Ground floor

- New porch
- West facing extension
- North facing extension
- Replacement of crittall windows and doors to wooden
- Change of the flat roof above the kitchen to slopped

(with access hatch to cellar)

On the First Floor

- Extended Living Room – conservatory 3283x5909mm

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Scale

Existing Property

Height – 8.40 m

Existing footprint of property - 285 m²

Existing Garden area – 1838 m²

Proposed Extension on Ground Floor

One storey North facing extension with flat roof terrace

Height – 3.60 m

Size – 2x17.96 m – 18m²

One storey North facing extension with sloped roof

Height – 5.50 m

Size – 1.26x9.33m

Total – 27m²

One storey West facing Porch

Height – 2.70 m

Size – 1.60x7.9 m – 12.2 m²

North facing extension – 45 m²

West facing Porch - 12.20 m²

Total Ground Floor extension – 57.20 m²

Proposed Garden area – 1780.80 m²

One storey South facing Conservatory on First Floor

Height – 2.40 m

Size – 5.90x3.30 m= 19.40 m²

Total First Floor extension – 19.40 m²

It is not considered therefore that the extended property would have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties, in compliance with DEV19(i), &(iii) of the ADIP. There is 28M from the nearest neighbouring property. Further, because of the generous spatial dimensions of the site and the property, the proposed extensions will be comparable with its surroundings and thereby also complies with (ii) of the Policy, and for that same reason (iv) is not relevant.

Landscaping

The layout retains good areas of private garden space. It is proposed the gardens will be re-landscaped to suit the new position of the entrance. The existing fencing and walling will either be retained or re-built.

The site is at present bounded by established hedgerows and these will be trimmed and replanted where necessary, to afford similar amounts of screening to the site.

Appearance

The style and appearance of the property will be updated with new render, new roofing and new rendered balcony to replace existing dated brick balustrading.

The materials used to renovate the building will be similar to the existing and will be repeated into the new extended parts of the building. The existing roof terrace will remain but with updated balustrade to replace the tired and dated existing brick.

The extension is directly in proportion to the existing dwelling, resulting in a balanced, well designed scheme that will greatly enhance the character of the area and will not result in unacceptable overlooking, overshadowing, or overbearing to neighbouring residential properties.

Further, it is considered that the proposal accords with development plan policies including the National Planning Policy Framework which makes it clear that there is a presumption in favor of development.

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.

The reclaiming of the South carpark for patio and garden will enhance the use of the amenity space, and the Northerly entrance and new driveway will be more conducive to a house of this style and position on Golden Acre.

Conclusion

The property has been the family home of the applicant and her late parents for many years, with the children having grown up in the home. The new enlarged accommodation will provide the expanding family with a home appropriate to the family size, the plot size and the individual, prominent seaside position.

Golden Acre comprises generally large spacious dwellings on generous plots and in order not to

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compromise this character, it is considered that the direction and positioning of the proposed extension is important. By providing the 2 storey extension in the Northerly position it will balance the property and balance the external amenity area.

The resultant space around the property, once the extension is implemented, will still have a substantial amenity area to the North, which combined with the existing amenity space to the South and West, provides a property in proportion to its environs. The position of the extension to the North and opening up the new access gate to the West side will enable better use of the Southerly garden (and most desirable aspect).

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