



Planning Statement

**FULLER**  
· ARCHITECTS ·

## Introduction

This planning statement has been prepared to support the application for alterations and refurbishment to the existing property located at 33 Coastal Road.

This statement is to be read in conjunction with the following drawings:

- 01 Existing Ground Floor Plan A1
- 02 Existing First Floor Plan A1
- 03 Existing Roof Plan A1
- 04 Existing Elevations A1
- 05 Proposed Ground Floor Plan A1
- 06 Proposed First Floor Plan A1
- 07 Proposed Roof Plan A1
- 08 Proposed Elevations A1
- 09 Location and Block Plan A3
- 10 Proposed Site Plan A1
- 11 Proposed Visuals A3

Accompanying Statements:

- Biodiversity Enhancement Statement
- Flood Risk Assessment

## The site and existing property

The property is situated within the private West Kingston Estate. Located to the south of Coastal Road. The rear of the property overlooks the greensward and beach beyond.

The site was originally two separate plots 33 & 35 Coastal Road.

The property known as no.33 was extended and altered a number of times with extensions and the addition of a roof terrace.

In 2003 the property which was known as 35 Coastal Road was demolished and the existing property at no.33 was extended westwards. The current property has 3 reception rooms and seven bedrooms.

The existing property due to its evolution is varied in its architectural style. The front elevation on the left has the original 1960s two storey house, with a central two storey extension which has a hipped roof arrangement. The western side of the property is a chalet style roof with a dormer. The transition from the front of the property which has been rendered to the rear of the property which is faced with dark face brickwork is evident. The rear doors that overlook the rear garden and beach beyond have very low head heights restricting the views from inside out.

The existing property currently has several different types of windows (timber, white UPVC, black aluminium and brown aluminium) and varying materials used fascias, soffits and gutters.



## Planning History

K/5/97

Construction of new single storey extension adjacent to previous extension, a conversion of existing flat roof into a balcony.

ApproveConditionally

K/20/01/

First floor extension over garage and new dormer windows in roof to existing residential dwelling.

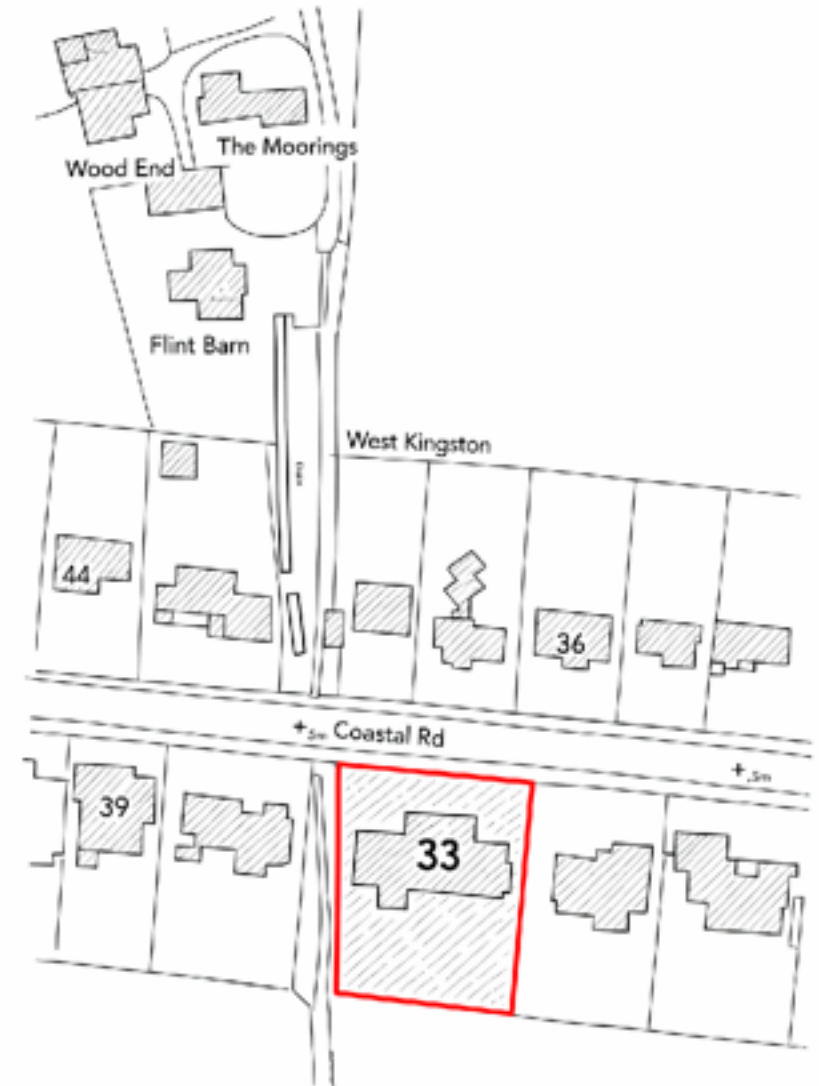
ApproveConditionally

K/22/03/

33-35 Coastal Road East Preston

Demolition of No.35 and extension of No. 33 over both sites to provide 3 additional bedrooms, 3 bathrooms, sitting room and games room.

ApproveConditionally



Beach House, 33 Coastal Road, Kingston, East Preston

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*Front Elevation viewed from east*



*Front Elevation viewed from west*



*Front Elevation*

Beach House, 33 Coastal Road, Kingston, East Preston

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*Rear Elevation from east*



*Rear Elevation from west*



*Rear Elevation*

## The proposal

The proposal is to remove the existing front hipped roof arrangement from the front elevation and replace this with a gabled roof. This will form; a new entrance porch with glazing to bring more light into the entrance hallway and a glazed gable at first floor to the bedroom. The extensions to the existing roof to form the gable are set away from any neighbouring properties, and therefore will not create any overshadowing.



*Sketch of proposed alterations to front elevation looking west*



*Sketch of proposed alterations to front elevation looking east*



*Photograph of existing front elevation looking west*

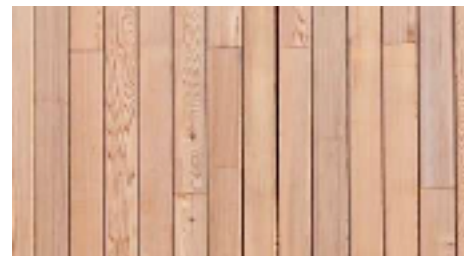
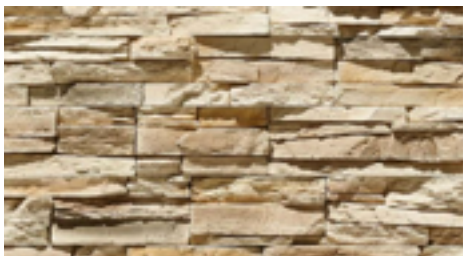


*Photograph of existing front elevation looking east*

## Beach House, 33 Coastal Road, Kingston, East Preston

The fenestration across the front and rear elevations is to be altered repeating windows of the same style and proportions across the elevations. All windows and doors are proposed to be replaced with black aluminium frames, which will replace the existing mixture of varied materials, colours and styles. All fascias and soffits, guttering and downpipes are also proposed to be replaced with black aluminium. The proposed changes will provide enhanced visual uniformity across the elevations and integrate all aspects of the building.

A proposed palette of high quality materials will enhance the elevations visually and unify the architectural style. These include stone, timber, aluminium and through coloured render. The existing slate roof covering will be retained.



Internally the changes are proposed to include:

### Ground Floor

- An enlarged hallway space with new feature staircase
- W.C (as existing)
- Living Room
- Open plan Kitchen, Living, Dining space
- Study(as existing)
- Utility (as existing)
- Single Garage (as existing)
- Cinema Room (existing garage to be converted)
- Games Room (reduced size)
- Ground floor bedroom with En-suite bathroom

### First Floor

- Principal Bedroom with dressing room and En-suite
- Gym (existing)
- 2 Bedrooms with En-suites overlooking the rear of the property
- 1 Bedroom with En-suite with new gable ceiling and glazing overlooking the front of the property
- Study
- W.C

A new external staircase is proposed to the east of the property to provide access to the existing roof terrace.

A new timber building is proposed to the rear of the property to provide w.c and changing space for the existing swimming pool.

## Planning Policy

The following policies are considered relevant to the proposed application:

### **The National Planning Policy Framework (NPPF)**

This is the primary document setting out the UK government's planning policies for England.

The proposal meets all the relevant policies set out in the NPPF.

### **Arun District Council Adopted Local Plan 2011-2031**

Formally adopted by Arun District Council on 18 July 2018. It replaced the previous 2003 Local Plan and serves as the primary statutory development plan for the district.

Relevant policies:

- D SP1 Design  
Requires all new development to maintain or enhance the local character and distinctiveness of the district.
- D DM1 Aspects of form and design quality  
Requires all planning applications to be assessed against 13 key design factors.
- D DM4 Extensions and alterations to existing buildings  
Requires the design to be sympathetic to the existing building, provide high standard of amenity, not be overbearing or overshadowing to neighbouring properties and be a positive addition.

The proposals meet the requirements set out in the above policies.

### **Arun District Design Guide (SPD)**

Part J of the ADG requires the existing character and sense of place of an area to be respected and enhanced. The proposed alterations to the dwelling will actively enhance the street scene. Part J also states building entrance should be clearly defined, visible, welcoming, and identifiable and the proposed scheme seeks to provide this.

### **Kingston Parish Design Statement**

This Design Statement sets out clear and simple guidance for the design of all development in the Parish of Kingston, based on its character. It is an advisory document produced by the community, not by the planning authority.

In the statement Coastal Road is described as follows:

‘Coastal Road provides a ribbon of imposing villas, bungalows and chalets along the edge of the Greensward, stretching eastwards from East Preston to its junction with Sea Lane on Kingston Gorse Estate. The wide road affords tasteful separation of the houses – each grounded in its own substantial plot. A wide variety of styles are evident, including Georgian, Spanish, Art Deco, Scandinavian, traditional and modern.’

This highlights that the architecture in Coastal Road is varied. The properties particularly on the south side of the road are all individual in their appearance.

We feel the proposed scheme will contribute to the architectural variety of the road, and fundamentally deploys a Scandinavian style similar to others locally.

# Beach House, 33 Coastal Road, Kingston, East Preston

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## **Use**

The proposed alterations and refurbishment are intended to enhance the existing property, and improve the front entrance. The existing bedrooms will be adapted and the spaces modernised to add storage and en-suite facilities.

## **Amount**

The proposed hipped roof arrangement to the front elevations is proposed to be replaced with a new roofline to form a single gable to the front elevation.

## **Layout**

Changes are proposed to the internal layout to improve the living accommodation.

A new timber outbuilding is proposed to provide a W.C and changing space adjacent to the existing pool.

## **Scale**

The overall height of the building and the footprint are not proposed to be altered.

## **Landscaping**

The front and rear gardens were comprehensively landscaped in 2019 and the proposal retains all of the existing landscaping and planting. It is felt that the proposed alterations to the building and new materials introduced will further enhance the property and the surrounding landscaping.

## **Appearance**

It is proposed that an enhanced palette of materials is used on the elevations to blend the original extensions and adaptations to the property with the proposed new alterations to form the new entrance to the property. The materials pallet includes

- Stone
- Timber
- Black aluminium windows and doors
- Render

## **Access**

The proposed alterations will allow for the new front access to the property to be provided with a level threshold.

A ground floor bedroom with En-suite is proposed on the ground floor.

## **Sustainability**

The new pitched roofline to the front of the property will be insulated to meet current Building Regulations.

The proposal includes replacement of the windows and doors which will as a minimum meet current Building Regulations providing an improved standard to the existing.

## **Conclusion**

The appearance of the proposal will make a positive contribution to the surrounding area. The contemporary design and materials chosen are befitting of the seaside location. It is requested that Householder Planning Permission be granted.

Beach House, 33 Coastal Road, Kingston, East Preston



*Existing Street Scene Elevation*



*Proposed Street Scene Elevation*