

Planning Statement

Project: 12 Albert Road, Rustington

Garage conversion and single storey rear extension with raised deck.

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Introduction

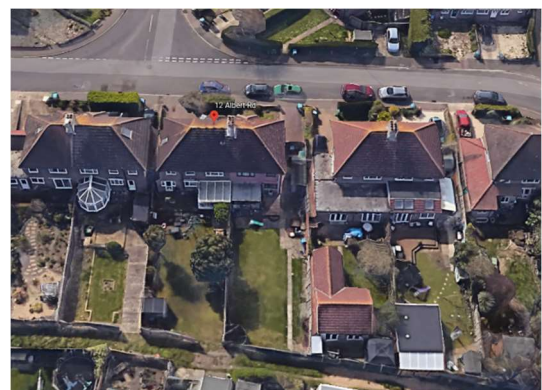
This application seeks to convert an existing garage in to a home office and replace the existing rear conservatory and raided deck with a contemporary single storey rear extension and raised deck.



Context

12 Albert Road makes up as series of similar properties along the street. Many of these have been adapted in several ways, both to the front and rear.

Most of the rear extensions in the immediate context are of poor design and quality having adopted conventional materials and forms. Whilst these are modest in appearance some are large in footprint.



3D aerial view of Albert Road, Rustington

Design

The proposal has been designed in accordance with principles as set out in accordance with the Arun Local Plan 2011-2031 and section M.01 of the Arun Design Guide SPD January 2021.

Character

Whilst the existing building is not completely devoid of character it does however not have any that could be successfully interpreted in to a contemporary style. Our proposal looks to exploit the opportunity to provide an innovative and contemporary design in order to deliver a high-quality addition.

Impact

The design has been tested against Arun Design Guide SPD (January 2021) section M.01 Household Extensions requirements refereeing to the application of the 45 and 60 degree rules. These have been adhered to in order to prevent the negative impact on neighbouring properties amenities. The impact on the existing garden and amenity space has also been considered, by keeping the proposal as compact as possible this allows us to preserve garden amenity space at over 13m in length.

As the site is not visible from the street, we have taken the opportunity to propose a contemporary extension in line with Arun Design Guide SPD January 2021.

Appearance

The proposal has been split in to two distinctive areas, a seating/ playroom area and kitchen dining area. These have been emphasised in the roof forms and staggered plan resulting in a more innovative and responsive form. The geometry also reflects the restrictions posed by the existing building, namely the lean-to side extension to the south east. As the existing building material pallet is limited, our proposal looks to introduce a higher quality finish by making use of natural timber as a finishing material.

Innovation

In contrast with existing extensions within its immediate context, this proposal looks to introduce a high-quality addition to the property. Use of modern roofing and fenestration systems, natural materials and eco-friendly additions, such as a green roof and diverse planning, further demonstrates commitment to introducing an innovative addition to the area.



View from rear