

Supporting Statement

Site Description

The property '5 Grafton Close' is a single storey detached bungalow sited on the corner of the entrance to Grafton Close. The bungalow is built in facing brickwork walls with front elevation part tile hung, gable ended concrete interlocking tiled roof, white upvc casement windows and doors. The front elevation (north facing) consists of a bay window with felt covered flat roof, the front entrance door has a canopy flat roof above.

To the south facing elevation is a single storey felt covered flat roof garage attached to the bungalow. The Garage has facing brick walls and front and back doors.

The property has front, side and rear gardens.

Site photographs of the property and surrounding area can be seen in the Site Photographs Document included with the application.

Proposal

The application is for the replacement of the existing single storey garage with an extension to the side / rear of the existing bungalow.

The new extension will form a guest bedroom, en-suite shower room and sun room. In the existing bungalow a utility room will be formed.

A copy of the survey drawing is included with the application (Drawing No. 118.S1).

A copy of the proposed planning drawing is included with the application. (Drawing No. 118.PG1).

Existing Garage to be Replaced

The existing garage is approximately 2.73m wide x 5.58m deep measured externally.

The height of the garage is approximately 2.4m at its highest point.

The materials of the garage are as described above.

Design

The new extension will project out 4.2m approximately from the back face of the bungalow wall into the rear garden. The footprint to the front and side of the garage will remain the same to a depth of 1.85m and then step out to meet the 4.2m deep wall (please refer to the planning drawing for clarity).

The height of the extension will be the same as the current bungalow ridge height with the roof pitch matching existing and the eaves height which faces the adjacent bungalow (No.12 Manor Road) will be the same height as existing, therefore the end/back elevation will give a very similar appearance to how it is now. The front eaves will be slightly lower than existing due to the projection of the existing garage wall in front of the bungalow. The wall which is set back 1.85m will have a higher eaves to suit.

The adjacent bungalow (No.12) has a build line which projects out approx. 4.95m from the back face of the application bungalow, as shown on the drawings. The proposal will have a build depth of 4.2m as mentioned above.

The existing single garage to be removed has a gross external floor area of 14.63m².

The new extension will create a gross external floor area of 18.57m² in additional area to that of the garage floor area to be incorporated in the new design.

Currently the parking arrangements are by use of the single garage and where possible on-road parking. It is proposed with this scheme to create two off-road parking spaces in the existing front garden with a new access from Manor Road and the applicant has held meetings with the Highways Department for permission to do this and the applicant would be required to replace the existing drop kerb in front of the garage with a the full kerb in order to be granted the new drop kerb and access.

A copy of the proposed access, parking and sight lines drawing is included with the application. (Drawing No. 118.PG2).

The layout shown for the spaces is provisional only and would be agreed with the Planning Authority.

We believe all the properties which face onto Manor Road have off-road parking in their front gardens and this is evident on the aerial photograph included in the photographs document attached.

Proposed Materials

Facing bricks to the external walls to match existing.

Concrete interlocking tiles to the roof to match existing.

White upvc windows and doors to match existing.

White plastic rain water goods to match existing.

Velux rooflights.

White upvc fascia's, soffits and bargeboards to match existing.

Pre-Application Advice

The application was submitted to Arun District Council on the 26th June 2019, and a written response was given dated the 6th August 2019.

Pre-application Reference No. PAA/74/19.

The main points to the advice given for our consideration are as follows:

'The proposed development is considered to be acceptable, as whilst it is noted that as a result of its scale, it does not appear subservient to the host dwelling, it is considered that the design allows the extension to appear as a well integrated addition to the host dwelling, as it continues the existing eaves and ridge height'.

'it is noted that the proposal is not in keeping with the design of the property to the west, however, the area is host to dwellings with a variety of extensions and alterations, which is considered to give the area a mixed character'.

'the proposed development is not considered to give rise to any significant overbearing or overshadowing impact upon the occupiers of neighbouring dwellings, predominantly as a result of the separation distance between the development and the neighbouring dwelling, and the fact that the roof slopes down to its lowest point at this eastern elevation'.

Summary

We feel the proposals with regard to the design, height, siting, appearance, character and the materials proposed are in keeping with the existing and adjacent properties.