

# DESIGN STATEMENT

Proposed Replacement Porch at;

No.1 Ingram Close, Rustington, BN16 3NZ

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## INTRODUCTION

Mrs Clarke recently purchased this detached, single storey house and is carrying out extensive alterations and modernisations. The house is not Listed nor in a Conservation Area and is located in EA Flood Zone1.

Externally, the works consist of a single storey, rear extension and a replacement porch.

This application seeks retrospective planning consent for the replacement porch which, due to it's size and height, is beyond the scope of Permitted Development.

The Council's Enforcement reference is; ENF/302/21.

## PREVIOUS PORCH

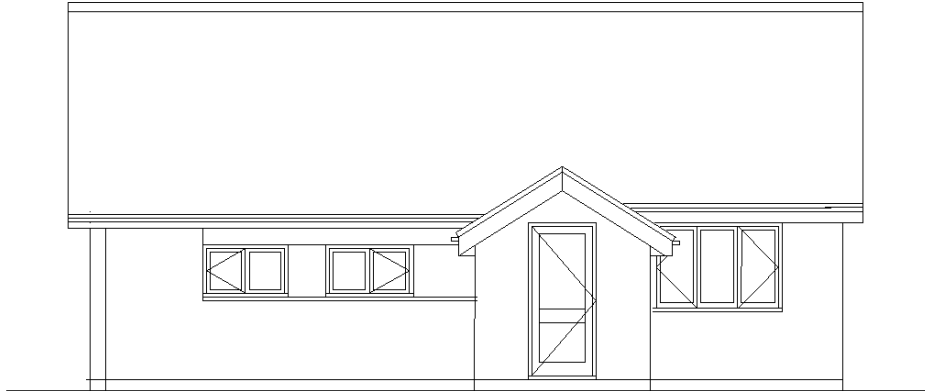
The porch being replaced was a flat roof porch with approximate dimensions of 1m x 2.10m. See below.



*Previous Flat Roofed Porch*

## PROPOSED PORCH

A replacement porch which conforms to the maximum Permitted Development height of 3m would result in gutters which do not line up with existing gutters, a strangely low side window, reduced ceiling height and the left-hand eaves and gutter would clash with the existing window. The porch would have an overall compressed look out of scale with the house.



*Porch conforming to Permitted Development*

The proposed porch is approximately 60% bigger than the previous porch enabling more manoeuvring space internally. This also enables more space for shoes and coats etc.

The introduction of a pitched and gabled roof creates a consistency with the existing roof and makes a more attractive contribution to the appearance of the house and streetscape.



*Replacement Porch as Constructed*

The following photographs show the prevalence of gabled roofs in Ingram Close.



12 Walnut Avenue (immediate neighbour)

No. 1 Ingram Close

Note; the immediate neighbour to the east (left) of No.1 has a virtually identical gabled porch to that proposed



No.1

No. 2

No.3

No.4

No.5

South side of Ingram Close showing gables.



No.7

No.8

No.9

North side of Ingram Close

## MATERIALS

Walls – face brickwork to match existing.

Windows/Doors – white UPVC to match existing

Roof – Tiles to match existing.

## CONCLUSION

The proposed porch is consistent with the architectural style and character of the street. The gabled porch makes a clear and attractive architectural entrance element and very closely matches the immediate neighbour to the east.

I trust you will support the application and look forward to receiving planning approval in due course.

August 2021