
Sussex Building Consultancy Limited

Design and Access Statement for 5 Goodacres, Arundel Road, Fontwell, BN18 0SF.

Date : 10 October 2019

Ref : SBS/5G/01

Revision :

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1.0 Introduction

- 1.1 The application is for Listed Building Consent for works for the conversion of the existing garage to provide for ancillary accommodation for a dependent.

2.0 Site Description

- 2.1 The existing dwelling is a 2 storey detached house set in a plot within Fontwell village.
- 2.2 Within the grounds of the main Listed Building is a detached double garage with a pitched roof.

3.0 Planning History.

Reference	Location	Applicant	Accepted	Proposal	Type	Status
<u>WA/37/15/I</u>	Goodacres 5 Arundel Road Walberton BN18 0SF	Mr Bendit	13-07-15	Reduce western aspect of crown by no more than 2.5-3m, reduce low limbs by up to 2.5m, reduce low branches to give a minimum of 4.5m clearance from ground level to 1No. Pine tree	Planning Tree Works	ApproveConditionally
<u>WA/47/08/I</u>	West Gables 5 Goodacres Arund	Mr J D Bendit	10-07-08	Surgery to one Pine tree	Planning Tree Works	ApproveConditionally

	el Road					
<u>WA/86/06/BN</u>	5 Gooda cres Arund el Road Walber ton		01-08- 06	Replacemen t windows.	Building Bldg Notice	Accepted
<u>WA/8/02/BR</u>	West Gable Gooda cres Fontw ell		07-02- 02	Erection of new wall to kitchen. Demolition of kitchen wall to from extended lounge	Building Bldg Regs-Ex Of Time	Passed
<u>WA/78/01/L</u>	West Gable Gooda cres Fontw ell	Mr M Fish	26-10- 01	Application for Listed Building Consent for removal of wall between kitchen/lou nge. Constructio n of new dividing wall between kitchen/lou nge. Removal of door/constr uction of new wall.	Planning List Bldg Const	ApproveCondi tionally

WA/58/0 1/1	West Gable 5 Gooda cres Arund el Road	Mr M A H Fish	24-08- 01	Trimming and remedial works to one Pine tree	Planning Tree Works	ApproveCondi tionally
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4.0 Planning Policy

- 4.1 Designation applicable to this site, within the built boundary and the Craigweil House Conservation Area with some trees covered by Tree Preservation Orders.
- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy AREA2** - Conservation Area.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.

5.0 Design Proposal.

- 5.1 The proposal is purely for the conversion of the garage with the only external works being the removal of the main garage door and some new/replacement fenestration and altered door position.

6.0 Use

- 6.1 Ancillary residential use for the parent of the current owner.

7.0 Amount

- 7.1 The floor living space created by the development is 28.0 m2 for the annexe.

8.0 Site Layout

- 8.1 The site layout is exactly the same save for the alteration to the access pathway serving the new annexe.

9.0 Scale

- 9.1 The scale of the proposed extension is considered appropriate to the surroundings, as the floor plan, bulk and height remain unaltered.

10.0 Landscaping

- 10.1 The landscaping of the site, other than the pathway alteration is unchanged.

11.0 Trees

- 11.1 There is an existing Monterrey Pine tree which is the subject of a Tree Preservation Order – see attached report.

12.0 Appearance

- 12.1 The appearance of the converted garage is sympathetic to the existing house and the special nature of the Fontwell Village Area. The siting will not be overbearing to any adjoining properties nor will they detract from the street-scene in any way.

13.0 Materials

- 13.1 Painted brick finish to external walls will match existing.
13.2 Doors and windows are wooden framed sympathetic to the main Listed Building.

14.0 Access

- 14.1 Vehicular and Transport Links – there will be no changes to the existing arrangement.
14.2 Inclusive Access – The access arrangements to and within the new extensions will comply with the requirements of Approved Document ‘M’ to the Building Regulations.

15.0 Sustainability

- 15.1 All materials will be sourced from a sustainable source where possible and the construction of the extensions will comply with the requirements of Approved Document ‘L’ of the Building Regulations for energy use.

16.0 Flood Risk

- 16.1 The site is located within Flood Zone 1 as indicated on the Environment Agency plans.
16.2 Floor levels will be some 800 mm higher than the existing house by virtue of the raised land the garage is located on.

17.0 Drainage

- 17.1 Foul water drainage – new drain runs will be taken to existing private drains which are then taken to the public foul water sewerage system.
17.2 Surface water drainage – existing soakaways that serve the garage will remain unaltered as no additional roof area is served. Design is in compliance with Building Regulation requirements.