

Design and Access Statement Rev A

1 Fontwell Close, BN18 0SW

Site Description

The application relates to a two storey, detached dwellinghouse situated on the southern side of Fontwell Close. The property benefits from the single storey side garage that project beyond the host property's rear elevation.

The road is predominately residential in character, comprised of detached properties. The property is not located in a conservation area, nor is it subject to an Article 4(2) Direction.

Amount/Proposal

Retrospective planning permission for the erection of a single storey rear extension.

- The proposed extension comprise a light weight timber framed structure with cedar timber cladding.
- The extension would measure 5m(d) x 3m(w) x 2.4m (h).

Relevant Planning history

ENF/233/20 - Alleged unauthorised structure to rear garden garage.

Planning policy

Arun Local Plan (July 2018)

Policy D DM4 - Extensions and alterations to existing buildings (residential and non-residential)

- the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;
- the extension or alteration is visually subservient to the main building and provide a high standard of amenity;
- the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;
- the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.

Background

This application is being submitted in response to an enforcement enquiry on the site with regards to the erection of a single storey rear extension. The existing extension projects off the rear elevation of an original single storey garage which is attached to the host property's eastern elevation. The extension is in use as a storage space, ancillary to the host dwellinghouse.

The extension as existing replaced a pre-existing structure in the same location of the same height which suffered from substantial fire damage. Prior to the incident the pre-existing structure was continuous use for a period of time greater than 10 years. As such benefits from deemed consent

and is immune from enforcement action. Evidence of the pre-existing structure has been included in Appendix 1 of this report.

Given that there was no cessation of use for a significant period of time the applicant considers that the existing structure also benefits from deemed consent.



Photo 1 : Charred remains of pre-existing garden structure

Access

Proposed access to the site and the building will remain as existing layout. Access to the room by door and means of escape in the event of fire will comply with current building regulations.

Flood

The site for this planning application lies within the Lidsey Foul Water Treatment Catchment Area, The proposed works would not require connection to foul drainage. No additional drainage connection to the existing public mains drainage system is required.

Consideration

The proposed extension would be set back from the main rear wall. The extension size and scale of the proposal will not harm the appearance of the property or the street scene. The frontage will remain unaltered only the conservation roof windows will be added.

Its roof would slope down to 2.3m along the neighbouring boundary wall as such the structure would not give rise to adverse overbearing impact. None of the proposed side facing windows would overlook neighbouring properties as such would not give rise to adverse loss of privacy.

Conclusion

It is considered that the impact of the proposed works is minor and has no harmful effect on the host building or neighbouring gardens. The proposed works would be in keeping with the character and appearance of the surrounding context and in accordance with local and national policies. We anticipate positive support for the proposal and the application as submitted.

Site Photos



Evidence of established used.



