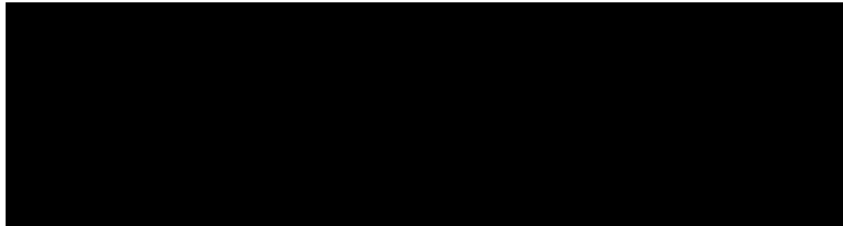


GROVE DESIGN UK

8 Willowhale Avenue

Aldwick

PO21 4AY



2 December 2019

Planning Department

Arun District Council

Littlehampton

DESIGN AND METHOD STATEMENT

Project :- Mayfield Yapton Road Barnham PO22 0BJ

Proposal:- Variation of Conditions and Planning for House / Garage attachment and associated work

Approved Planning Ref :- Y/37/18/HH dated 07.09.2018 – Replacement Garage

Pre planning enquiry via Help desk – 04.10.2019 – Finlay Gardner – went through whole project and advised to apply as “Variation of Conditions plus planning for house to garage attachment etc.”

Site and surroundings – Current site still has original Garage awaiting demolition, it is no longer structurally sound. This current application is for Variation / Change of Conditions of Approved Detached Garage / Workshop / with Storage over to provide a two person Granny Annex [for the disabled] plus planning for infill matching pitched roof / associated dormers to form single dwelling.

Proposed materials all to match existing house – roof tiles, painted render walls and cladding. Two ‘approved’ front dormers to be combined to match similar on existing house.

Representations:- re above approval also noted including surface water drainage – existing soakaways to be investigated / replaced for both proposed works and existing house connections.

Development plan policies [applicable to site outside built up area] include C SP1 Countryside and to note that proposal no longer a detached building – [incorporated as a single dwelling house]. D DM1 relating to the form and design quality and D SP1 to overall design both to ensure that the proposal reflects that of the current property rather than a separate entity and is subservient to it.

Both the Approved and Proposed development retain the same basic ‘street scene’ view including overall height and in-line frontage but proposed has one combined cladded dormer to match existing house and to compliment the surrounding properties.

Rear dormer has been amended plus window nearest boundary reduced in size and moved further away to meet earlier condition 4 – a side Bedroom window of existing house could overlook neighbour’s garden to a greater degree. There is a tall boundary hedge / tree line.

Yapton neighbourhood plan 2014 Policy BB1 – previous comment noted.

Variation to Condition 3

The new owner of the property is seeking to provide a two person Granny Annex which is attached to / part of the current house to provide for [REDACTED] to provide their own facilities ie Double Bedroom, Lounge / Diner, Kitchen and including a full Doc M wet room with shower and WC facility at both levels plus a stair lift, with the provision of external ramps / hand rails to front and rear access doors etc, all necessary doorways wheelchair accessible.

Provision also for direct access connection from existing house at both levels to facilitate care as required. The west facing side window of the existing bedroom [joined to the new proposal] to be replaced with archway and with a new rear facing fire escape window in the extended / connected rear dormer plus access door to Annex Landing and staircase down.

The additional provision of a second 1st Floor WC has been requested by the grandparents. Proposed provision for the two approved single dormers to be made into one longer unit to (a) match the existing property dormer, (b) also provides for the additional headroom required to facilitate the Doc M Wet Room and WC facilities etc.

Existing approved design constraints – to maintain in-line frontage, same roof height [also subservient to existing house], roof pitches as existing so that new gable attaches directly under existing front gable verge. Proposed extension floor levels to match existing house floor levels, - combination of above will require accurate checking on site to ensure rear external wall and foundations positioned structurally correctly.

All utility services to be supplied through the existing property and foul sewer connection directed to current house manhole. Rainwater – soakaways serving existing Garage to be replaced and upgraded to meet 100 year storm + 40% volume as deemed necessary as current roof plus adjacent impermeable hard standing [to be built over] equate to same drained area.

Grove Design UK – December 2019 – Design & Method Statement

Mayfield Yapton Road Barnham PO22 0BJ

