

Alphington House, North End Road, Yapton

Proposed Garage Conversion

Design and Access Statement

August 2021



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Project Name: Proposed Garage Conversion
Location: Alphington House, North End Road, Yapton
Client: Mr and Mrs Hasted
File Reference: 0046/PLA

Issue	Date	Author	Checked	Notes
P1	24/08/21	EP	GP	Preliminary Issue

1.0 Introduction

1.1 Application Summary

This application is for the conversion of an existing triple garage into an annex at Alphington House, North End Road, Yapton.

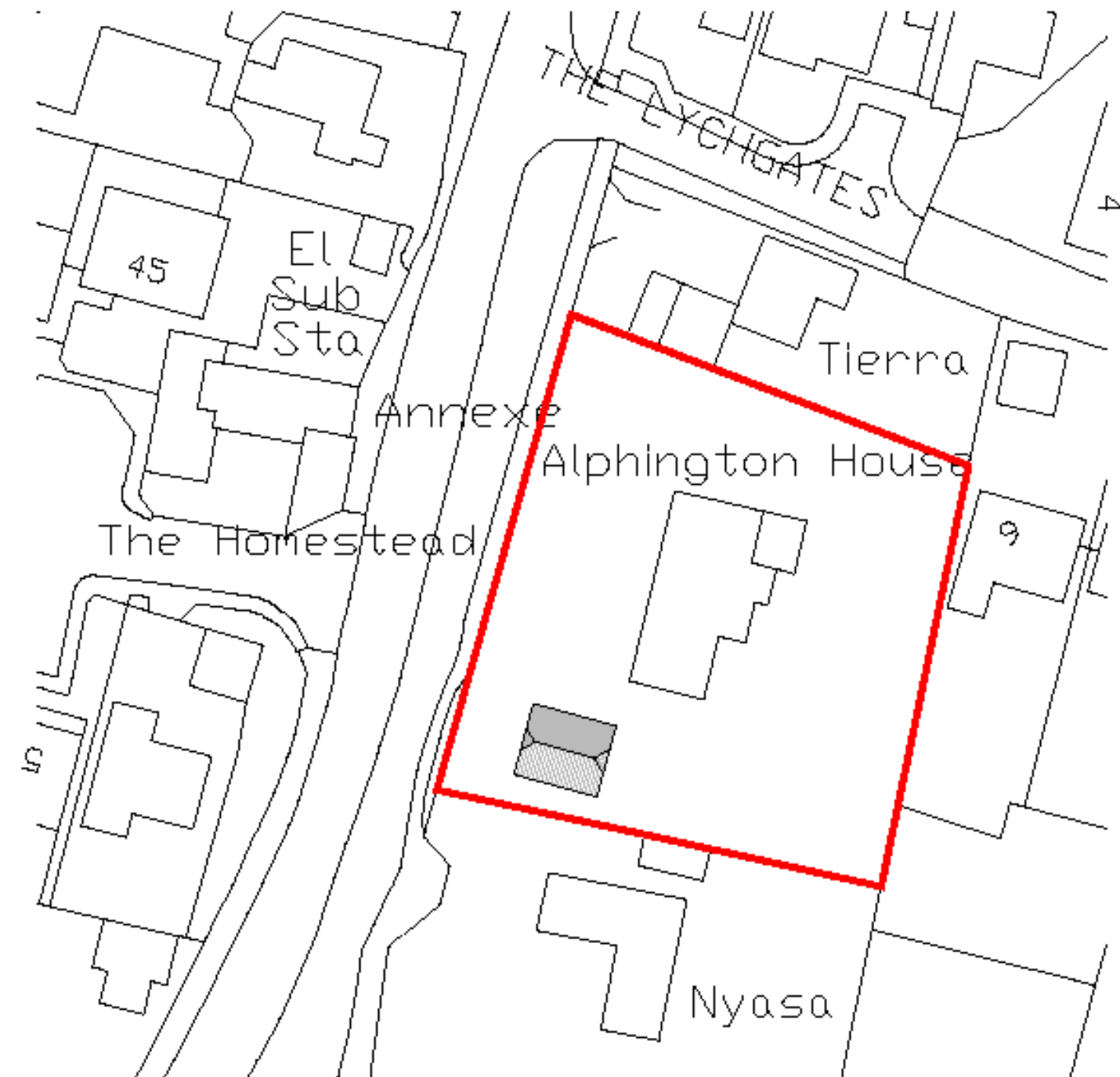
The planning application is being made by Mr and Mrs Hasted, who are the owners of the property. It is their intention to move into the annex, once it is completed, whilst their daughter and her family move into the main house.

The drawings enclosed with the planning application include the following:

- Location Plan
- Existing and Proposed Block Plans
- Existing Plans and Elevations
- Proposed Plans and Elevations
- Proposed Street Scene

To supplement the planning application, additional information is provided within this Design and Access Statement.

The proposals present an opportunity to provide annex accommodation to allow near at hand family support in the coming years, whilst maintaining a respectful approach to its location close to the Yapton Conservation Area and its proximity to listed buildings.



1.2 Site Description

The site is located in the village of Yapton, within Arun District Council and is approximately 10km east of Chichester and approximately 4.5km north-east of Bognor Regis.

The application site sits on the east side of North End Road, approximately 300m north of the B2233, Main Road .

Alphington House is surrounded by other residential properties and the existing house is a large two storey detached house, set within a large plot. The existing triple garage is located towards the southern boundary of the plot and is accessed from the driveway at the front of the house. It is set away from the side southern boundary by just over 2.5m increasing to nearly 3m and is approximately 6.5m from the front boundary with the highway.

Either side of the central driveway, the 46m frontage is lined with dense vegetation, which obscures the majority of the house and the garage from the highway. In particular, a tall dense hedge lines the frontage south of the driveway and this, and the trees and vegetation at the neighbouring property to the south, screen the garage from the road. In addition, the main house, garage and vegetation are elevated above the road, making it practically impossible to see the buildings from the road level.

Alphington House itself consists of red/brown brick elevations, with a large prominent brick chimney on the front elevation. Its roof is hipped with red/brown plain tiles and bonnet hips. The triple garage was built later in facing brickwork and plain roof tiles, closely matching the existing, and has barn hips with bonnet hips tiles. As well as a single and double garage door facing northwards onto the driveway, it has four other upvc windows — one on the west elevation, two on the south elevation and one on the east elevation, together with a single leaf door leading to the garden.

1.3 Surrounding Architecture, Materials and Detailing

The site is some 35-50m north of the Main Road Conservation Area and approximately 130m west of the Church Lane Conservation Area.

The Church Lane Conservation Area consists of St Mary’s Church, the Church Farmhouse and three substantial houses, including two which are listed. High flint boundary walling and mature landscaping are typical of this area.

The Main Road Conservation Area consists of part of Main Road and the southern ends of North End Road and Church Road. Buildings age and style vary but the majority are two storey with brick and flint or stucco elevations, with slate or plain tiled roofs. A mixture of road fronted development and large properties set within their own grounds, together with mature landscaping create the rural character of the area.

Opposite the site, is a Grade 2 listed dwelling at the entrance to The Croft. It is a two storey rendered building with a plain tiled roof with parapet gable walls. It also has a single storey thatched roof element on its northern side.

Approximately 80m to the south of the site sits Yew Tree Nursing Home, which is also Grade 2 listed. It is a large two and a half storey building with a large two storey extension to the rear and later single storey extensions to the side. It is rendered with a natural slate roof and large chimneys on either end. It has two slate pitched roof dormers on the front.

Opposite Yew Tree Nursing Home is Stakers Farm House, which is also Grade 2 listed. This is a large detached two and a half storey residence . It is rendered with a plain tiled roof and has gable ends with parapet walls and a large chimney at either end. It has sash windows and two hipped roof dormers at the front.

Adjacent to the site, to the south sits Nyasa, a large bungalow set within large grounds with a detached single garage. The bungalow is barely visible from the road as it is well screened by trees and other mature vegetation. It has simple facing brickwork elevations and a plain tiled roof. Immediately to the north of the site, is Tierra, a detached two storey house with a double garage at the front. It has facing brickwork and tile hung elevations and pantiles on the roof.



Alphington House



Glimpse of garage behind tall hedge



View of Nyasa from road



View of North End Road looking south



Existing triple garage



Existing triple garage

1.4 Planning History

The most recent planning permission relevant to this application was Y/49/06 which gave permission for a single storey garage.

1.5 Planning Policy

Yapton Neighbourhood Plan

Yapton has a made and emerging Neighbourhood Plan with policy BB1 of relevance to this application. Since the application site is within the built up area boundary, it is in accordance with the Neighbourhood Plan.

Arun District Local Plan 2011-2031

The following Arun District Local Plan 2011-2031 planning policies are relevant to this application:-

- DDM1 Aspects of form and design quality
- DDM4 Extensions and alterations to existing buildings
- DSP1 Design

Policy DDM1 requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics.

Policy DSP1 states that proposals should be of good quality and demonstrate a high standard of design.

Policy DDM4 relates to extensions to existing buildings and requires any extension to sympathetically relate to the existing building and to have an acceptable impact on the residential amenity of neighbouring properties.

Arun District Council Design Guide

Arun District Council recently adopted a Design Guide which seeks to improve design within the District. Section 2.4 explains how the proposals comply with the Design Guide.

National Planning Policy Framework (NPPF)

The NPPF was published by the Department for Communities and Local Government in 2012 and is a material consideration in the determination of this application.

The NPPF places considerable emphasis on conserving and enhancing the historic environment. Paragraph 189 states that heritage assets such as listed buildings should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations .



Yew Tree Nursing Home



Yew Tree Nursing Home



Stakers Farm House



Stakers Farm House—looking south



Listed building at entrance to The Croft



The Croft

2.0 Design Development

2.1 Design Proposals

The proposal is to convert the existing triple garage into a granny annex for the current owners/residents, who are now in their late 70's. Their daughter, son-in-law and three grandchildren would then move into the main house, where they can be on hand to look after their elderly parents.

The proposal is to remove the existing garage roof and provide a new plain tiled, slightly steeper, pitched roof with gable ends. The new eaves would be just over 1m higher than the existing eaves and the new ridge would be approximately 1.5m higher than the current ridge. This, and the provision of 4 small dormer windows, would allow the roof space to be used to provide 2 bedrooms, so that the ground floor can be used to provide a reasonable amount of living space. A new small window in each gable wall would provide additional light to the bedrooms.

At ground floor, two modest single storey flat roofed extensions, one to the east of the existing garage and one to the south, would provide a Utility Room and a Dining Area. The Dining Area would have sliding/bifold doors onto the existing garden, which would be shared between the main house and the annex.

The existing garage doors are to be removed and the new roof is to be continued down over a new front door to create an open porch, which would provide protection from the weather. Small windows either side of the front door would serve a WC and the Hall. A new window is also to be provided to the new Kitchen area.

A small bay window is to be added to create a feature in the Living Room, whilst the existing window to the south is to be retained.

It is intended to use materials which closely match the existing facing brickwork and roof tiles of the existing garage and house.

Whilst three parking spaces are being lost from the existing triple garage, there is ample space for parking at least 6 cars on the driveway and the main house also has an integral single garage.

2.2 Impact on Heritage Assets

The site is some 35-50m north of the Main Road Conservation Area and approximately 130m west of the Church Lane Conservation Area. Opposite the site, is a Grade 2 listed dwelling at the entrance to The Croft. Approximately 80m to the south of the site sits Yew Tree Nursing Home and, on the opposite side of the road, Stakers Farm House, which are also Grade 2 listed.

The site cannot be seen from the Church Lane Conservation Area as it is too far away, so it is not considered to have any impact on this. The site is visible from the three listed buildings and from the Main Road Conservation Area but the proposed alterations and additions will be largely hidden from view behind the existing tall mature hedge and other mature vegetation. They, therefore, will not have any adverse impact on these heritage assets.

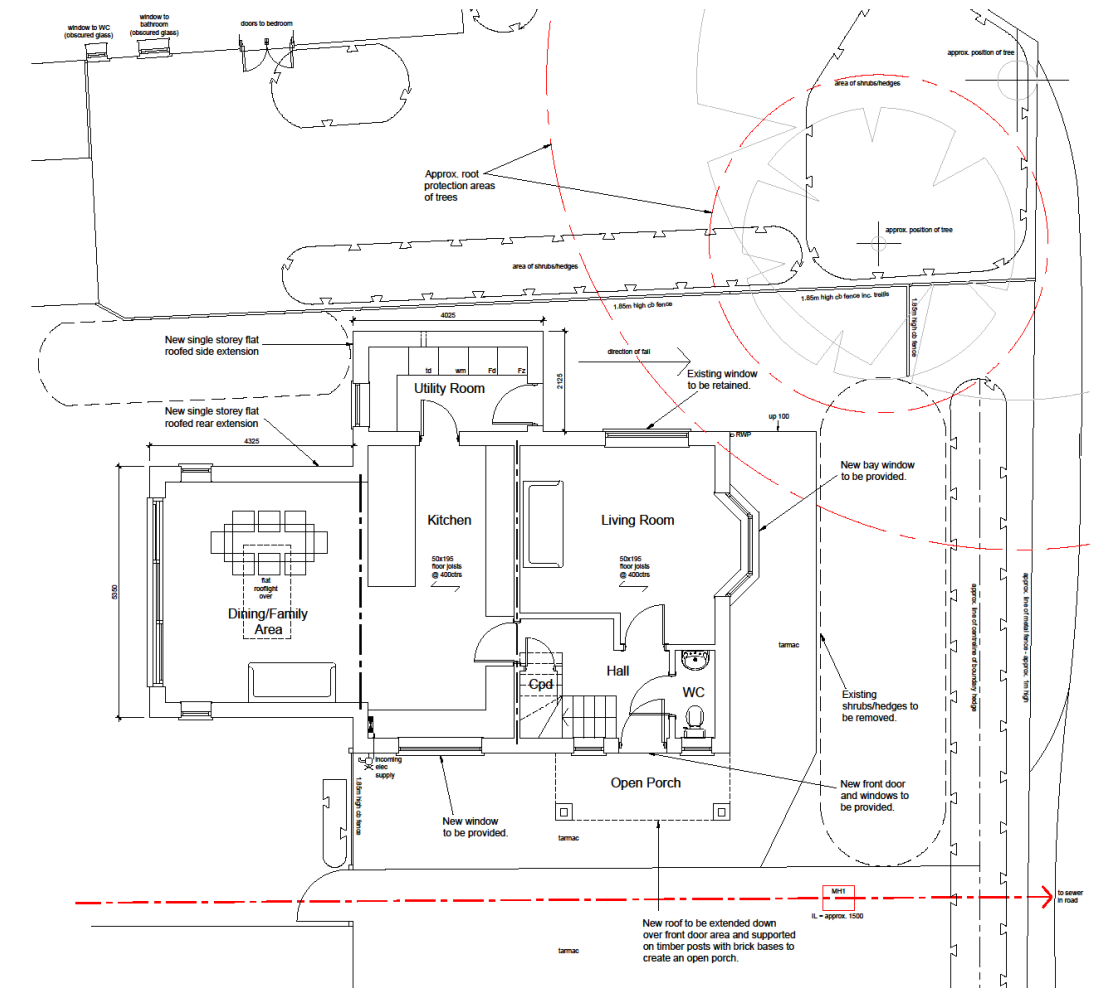
2.3 Impact on Neighbouring Property

Adjacent to the site, to the south sits Nyasa, a large bungalow set within large grounds. The bungalow is well screened from both the road and the site by trees and other mature vegetation. The bungalow is set back from its frontage and is approximately 4m behind the garage (at Alphington House) wall facing the highway. A detached single garage at Nyasa sits against the boundary with Alphington House but it is set back from the front of the bungalow and from the existing garage at Alphington House. It, therefore, obscures any potential view of the rearwards side of the bungalow.

There are two small windows and a set of patio doors on the side elevation of Nyasa facing the site, approximately 5.5m from the boundary with the site. Both of the small windows have obscured glass and serve a bathroom and a WC. The patio doors are partially obscured by a large shrub and they serve a bedroom.

Due to the set back of the bungalow and the substantial vegetation at the boundary with the site, there is unlikely to be any potential for overlooking.

There are two trees within Nyasa's grounds, which are close to the site. One of these is quite large. The root protection areas of both trees have been shown on the plans and show that the new extensions are clear of these so there will not be any adverse impact on these trees.



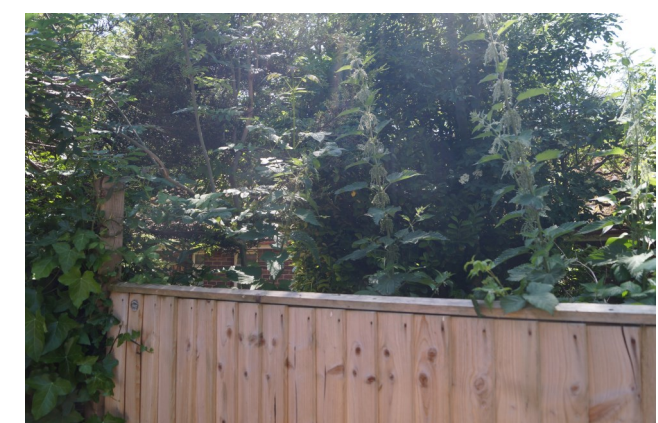
Windows at Nyasa facing boundary



Windows/doors at Nyasa facing boundary



Garage at Nyasa adjacent to boundary

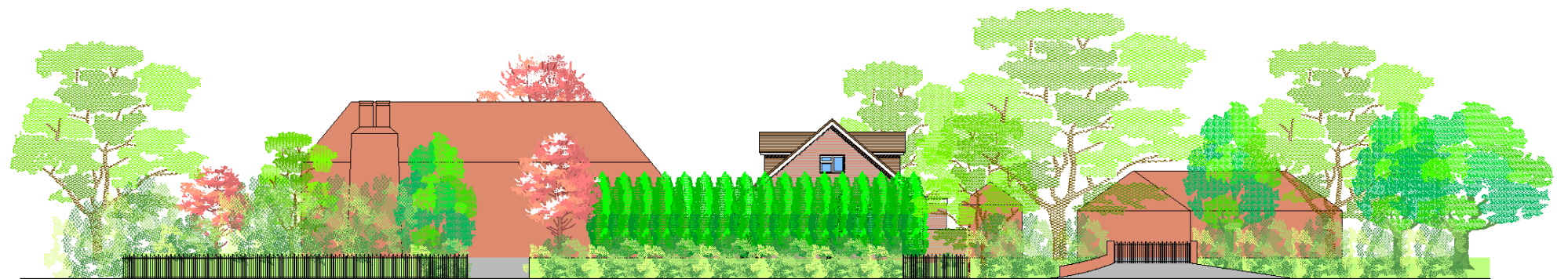
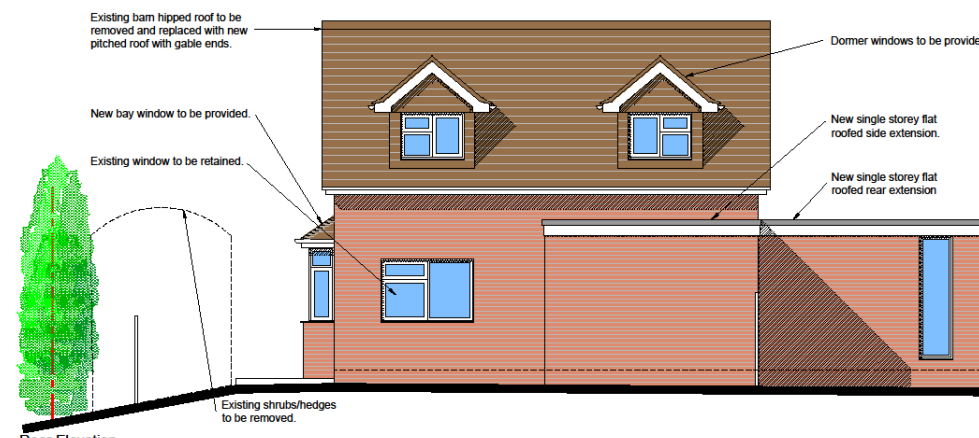
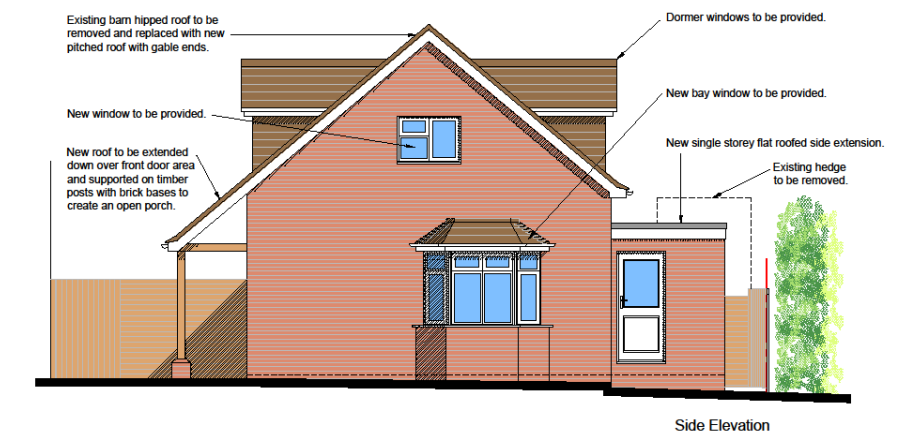
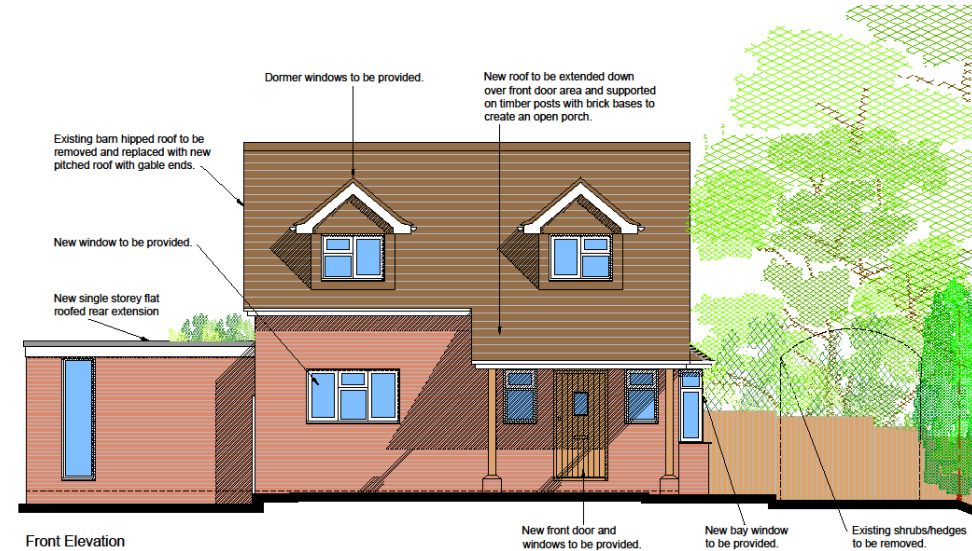


Windows at Nyasa—viewed from site

2.4 Arun District Council Design Guide

The proposals comply with Section M of the Arun District Council Design Guide in the following ways:-

- The new roof is simple and unobtrusive and in-keeping with nearby properties, whilst the two extensions are simple and subservient to the existing building.
- Materials will closely match the existing materials on the garage and main house.
- Proportions of doors and windows have been carefully considered to be in-keeping with the existing buildings.
- The proposals are no closer to the highway than the existing garage.
- The proposals have no adverse impact on Heritage Assets—see 2.2.
- The annex has been designed in accordance with the Nationally Described Space Standard in terms of overall dwelling size, bedroom areas and widths and storage areas.
- All habitable rooms have appropriately sized windows to provide a good amount of daylight.
- The proposals do not overshadow or overlook the neighbouring property—see 2.3.
- Since the existing building is a garage, there will be significant improvements to the thermal insulation as insulation will be provided to the floor and roof where there is none currently and existing walls will be lined with insulation to bring them up to current standards.
- The new porch roof is an extension of the main pitched roof which ensures continuation of the existing building design.
- Dormer windows are small scale with pitched roofs.



3.0 Conclusion

This Design and Access Statement identifies the location of the application site and considers its context being close to the Main Road Conservation Area and three listed buildings.

It explains the relevant planning policies and how the proposals comply with these. In particular, it explains how the proposals comply with the Arun District Council Design Guide and that there is no adverse impact on the Conservation Area, listed buildings or the neighbouring property.

In conclusion, the proposal would create a granny annex, which would be ancillary to the main house and which would allow the current owners to be looked after by their daughter and her family. The design process resulting in this application has been carefully considered to create a high quality design solution that is in-keeping with the existing house and garage and respects the nearby Conservation Areas and listed buildings.