

Design and Access Statements

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Proposed double storey side extension, carport, single storey rear extension and with internal alterations to the dwelling at Forge Cottage, Church Road, Yapton, West Sussex BN18 0ER.

1.0 CONTEXT

Forge Cottage lies within the northern side of Yapton and it is located within the Yapton Conservation Area. The dwelling is sited fairly isolated within a cluster of detached houses with its access from Church Road. The planning application record (ref: Y/6/51) shows that a conditional approval to modernise the cottage was last approved since March 1951. The dwelling since has undergone multiple internal alterations done insensitively over the years.

This householder planning application seeks to improve and simplified the layout of the dwelling. This scheme includes removing any unnecessary extensions and internal partitions for the dwelling and proposing a double storey side extension and single storey rear extension with a carport and minor internal alterations to the dwelling.



Image 1 & 2: The existing North (front) elevation of the existing dwelling.



Images 2 & 3: The existing South (rear) elevation and the location of the proposed side and rear extensions.

2.0 AMOUNT

The amount of the existing footprint area of the dwelling to be removed is approximately 93.37 square metres, which includes the existing garage, carport and store. The total additional proposed footprint area is approximately 85.29 square metres, including the new carport. Hence, the finished footprint area for the scheme will be slightly less (i.e. approximately 8.08 square metre) than the current dwelling. The amount of the proposed footprint for the double storey side extension will be approximately 5350 mm by 8015 mm. The single storey rear extension will be approximately 3200 mm by 5650 mm.

Therefore, the proposed extensions will have no effect on any neighbouring amenity or local policy relating to overdevelopment. No rights of light or views are affected by this proposal.

3.0 LAYOUT

The location of the existing main house and the proposed extension area are all identified on the Location Plan. This development will remain within the curtilage of Forge Cottage. Please refer to the attached Location Plan to scale 1:1250 with its marked boundary lines in red.

4.0 SCALE

The design and massing of the proposed scheme will blend in comfortably with the rest of the dwelling. The roof height for the double storey side extension has been designed sensitively to match the existing roof. All the other single storey extensions will have roofs with no higher than the existing roof height of the main dwelling.

The scheme will have no effect to the amenity of other neighbours through overlooking or loss of privacy.

5.0 LANDSCAPING

The proposed works will not affect the existing access and landscaping of the property. The number of car parking spaces for the dwelling will be unchanged. Currently the existing garage has been converted to be a store room. A new carport will be erected to replace the existing carport. There will be a new gate and fence proposed next to the extension and along the boundary to the Old Bakery within the boundary lines. Refer to the proposed plan and elevation drawings.

6.0 APPEARANCE & MATERIALS

The proposed extension will be constructed to a high standard and all the materials used are to match the existing dwelling. Windows and doors locations have been designed sensitively in relation to other surrounding properties and boundary planting. There will be no overlooking issues and loss of privacy to the surrounding neighbours such as The Old Bakery and West Down Lodge.

7.0 ACCESS

The proposal will not alter the prospective users gaining access to the development from existing transport network. Vehicle and pedestrian movements within the site remain unaffected. The access from the existing Church Road already exists and therefore cannot have an effect on the amenities of any neighbours.