**Planning/design statement for erection of replacement dwelling at:**
**Slonk Hill Farm, New Barn Road, Shoreham**

## Context

The proposal as stated above is for the erection of a replacement dwelling t6 the above property.
The existing dwelling is known as Pettitt and is a mobile home which has been on the site since 1978 and this replaced a previous mobile home which was on the site in 1971.

The original mobile home was occupied by Mr and Mrs Turrell and so was the replacement in 1978 until the property known as Slonk Hill Farm was erected and then it was occupied and still is by Mrs Turrell's mother.

The mobile home is old and requires repairs and is also poorly insulated. As the occupant is elderly, it is felt a replacement which is designed to lifetime homes standard and level two of the Code for sustainable homes would provide more appropriate accommodation.

It was proposed to replace the mobile home with a small two bedroom dwelling of similar size to that which exists, but any new dwelling must meet the Council's recently adopted minimum room sizes, hence the size of the proposal.

Mr and Mrs Turrell are fully prepared to enter into a Section 106 agreement tying the proposal to Slonk Hill Farm.

### Amount

The existing dwelling has a floor area of 40.37m² with a maximum height of 3.4m.
The proposal has a floor area of 91.35m² with a maximum height of 3.8m

### Layout

The layout of the building is similar to the existing, in that it provides two bedrooms, bathroom, lounge and kitchen.

### Appearance

The appearance of the building will not be out of keeping with the site as it is only 2.7m longer and 0.5m higher than existing.
The walls will be rendered as existing and the windows UPVC and all under a tiled roof (type and colour to be agreed).

### Access

Access to the site and to the dwelling will be as existing.

## Scale

Although the proposal is larger in floor area than at present, and some 0.5m higher, the size is dictated to a certain degree by the Council's adopted minimum room sizes.

## Landscaping

It is proposed that there will be no additional landscaping.