MARTIN McCURDY ARCHITECTURE

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DESIGN STATEMENT FOR

10 FRESHFIELDS CLOSE, LANCING, WEST SUSSEX, BN15 9LS

0490-22-06

Introduction

This is the Design Statement for 10 Freshfields Close, Lancing. It accompanies the planning application for the construction of a dormer to the front roof slope of the property.

Use

The property is semi-detached bungalow located on the western side of Freshfields Close, Lancing. The existing property consisting of an entrance door into a hallway leading to two bedrooms, a bathroom, a combined kitchen, and dining room, and living room. The dining room has a rear facing door leading into the rear patio and garden. There is a separate detached rear garage.

Amount

The proposal does not increase the external footprint of the house.

Scale

The scale and size of the proposed dormer is in keeping with the existing property and with the neighbouring buildings.

Landscaping

The proposal does not impact upon the landscaping of the property.

Appearance

The proposal notes the Council's planning policies and particularly Development Management Standard no. 2 - Extensions and Alterations to dwellings. The property is not in a conservation area.

The existing building is of masonry construction with 'pantiles' to the pitched roofs and black 3-layer felt to the flat roof of the rear extension. The walls of the house are brickwork with a pointed finish. The existing windows are white PVC, and the front and rear entrance doors are also white PVC. The detached garage at the rear is constructed from prefabricated concrete panels with a corrugate asbestos roof.

Martin McCurdy Architecture Limited is registered in England and Wales No. 07980447
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The proposals for the dormer on the front slope of the property are part of wider proposals for the conversion of the loft into living accommodation. (N.B. The proposals for the loft conversion are contained within a separate Certificate of Lawfulness application, submitted at the same time as this Householder Planning application.)

The proposed front dormer matches in size, scale, and design, the existing dormer on the front roof slope of the adjoining bungalow, and it has the same character as other front dormers on other bungalows in the neighbourhood.
The proposed dormer is set below the ridge line, it is centered on the front roof slope, and its construction would create roof symmetry between the pair of semi-detached bungalows.
The new windows in the dormer will be white PVC matching the existing windows in the property, and the walls and cheeks of the dormer with be finished with vertically hung tiles matching the finish on the adjacent dormer.

A compact dormer of this size would not have an adverse impact upon privacy, the daylight or on the outlook of the neighbouring properties. It is considered that the proposal is a suitable addition to the existing property, that it would not have adverse effect on neighbouring properties or impact upon the character and appearance of the adjacent properties or the wider area.

Access

There are no changes to the existing access arrangements to the house under the proposals.

Produced on behalf of Thomas Jennion & Stephanie Butler by

Martin McCurdy – Dip. Urban Design, MA

For and on behalf of Martin McCurdy Architecture Ltd

V2 final draft – 6th April 2022

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