

Background

The property is currently a four bedroom, two storey, detached house, located on Vann Road, Fernhurst, West Sussex approximately 500m from Midhurst Road to the East along Vann Road. The property is not Listed but is located within the South Downs National Park.

The adjacent houses within Vann Road are of a similar age, style, proportion, finishing material including some with sympathetic modifications. There is a detached Garage located next door to the left side, when viewed front the street.

It is assumed that the original construction was mid to late 1930's with alterations carried out within the last 25 years.

A simple search on the Chichester Borough Council Planning Portal indicated that the property has previously been granted permission for works as below ;

1. Ref CBC - 00/00024/TPO
2. Ref CBC -00/00717/DOM
3. Ref CBC -96/00538/DOM
4. Ref CBC -99/02989/DOM
5. Ref SDNP-13-00887-HOUS

The Proposed Design and Works

The new proposed design is to include the following items ;

1. Remove existing Garage including foundations and retaining structure
2. New Garage approx 6m x 7m on plan –height 3.2m above ground level
3. New Ramp Access to house adjacent to existing Garage position and replacing steps to house, including handrails both sides –transparent floor to minimise visual impact
4. New smaller permeable paved drive to re-align surface water runoff into new Aco drains provided –existing garage area to be returned to self draining grass and shrubs.
5. Changes to Front Boundary including new grass verge and open post & rail fence.
6. New security gate –sideways roller to avoid pivoting issues within the plot and due to proximity of Vann Road.

All proposed materials for new garage will generally be of style and colour to match the existing house where possible; mansard-pitch & flat roof with slate tiles & felt, Oak Timber Frame construction with timber cladding, Oak soffit boards and fascia's along with black plastic rainwater goods.

Proposed developed Area Increase.

The Floor Area of the original build is considered to be 119.7m² as given below ;

Existing Ground Floor Dwelling = 91.5m²

Existing First Floor Dwelling = 66.8m²

Existing Garage (removed) = 21.4m² (New Garage 42m² => 20.6m² net extra)

The proposed works will add 42m² at ground floor level development –with the new works appearing subservient to the original Garage and complimentary to the natural surrounding by using Oak timber framed construction and external timber cladding.

Parking

There will be no change to the number of current parking provisions within the site boundary, which has space for at least 4 Nr vehicles. The drive is currently block pavers within the boundary of the front garden plot –separated by an existing hedge / fence line and open access to street. Street parking is also possible for Visitor vehicles as required.

The previous owners created a poorly draining access drive to the front aspect, allowing water to run into the garage making it difficult to use for storage and very dangerous in icy conditions. The existing garage location also physically blocks views and light to the house at certain times of the day. By relocating the garage location adjacent to the neighbour's garage and closer to the front boundary line, it will open up the views across the property and reduce the paved area currently taken for parking. This will also return part of the front garden to a self draining natural management for water runoff into the ground.

Retaining Structure & New Foundations

The ground level between this property at the front and left side with the neighbour's aspect is approx 2m difference –and the existing brick wall has failed –pushing over on the neighbour's side. It is proposed to provide a New retaining structure underground and reinstate the brickwork on the neighbour's side to maintain the same visual appearance of the existing wall.

Improved ground drainage will also be provided to ensure hydrostatic pressures are reduced. A new raft foundation structure will be provided to support the proposed garage structure.

Accessibility

Pedestrian access to the property and front garden is currently provided by the drive and footpath with steps to front door –approx 22.3m. This will be modified with the addition of a ramped access approx 10m x 1.5m MIN on plan to replace the steps to house level. The location of the current garage will be returned to nature with grass, flowers and shrubs with ALL existing garage structure removed.

Flood Risk

The property is located in flood zone 1 with a low probability of flooding with ground level around 88m above sea level at the highway. The property is located remotely from a number of streams or rivers within Fernhurst, with the closest approx 50m to the North West, crossing Vann Road. No other significant rivers in the local vicinity.

Site Topology

The site topology will generally remain unchanged for the extent of the site boundary other than the areas of proposed new works. The front garden has been

replanted with wild flowers and self draining soil, returning this to a soft planted area, in order to mitigate the effects of water run off from the block pavers.

The existing footprint of the property is 91.5m² to the ground floor 66.8m² to the first floor / loft space and 21.4m² to the existing Garage.

It is proposed to increase the ground floor by approx. 42m² by providing a new Garage adjacent to the site boundary adjacent to Vann Road. However, by removing the existing garage and returning this soft planted area this will return 21.4m² back to ground level drainage.

The plot Boundary perimeter is 125.6m with an enclosed area of approx. 753.1m²

Refer the Block Plan 03-0 provided for position of existing out buildings.

Current Land Use

The plot has a perimeter fence line which will remain unchanged to the right & left sides and rear garden which will continue to be managed with annual maintenance. It is proposed to remove the existing hedge row to the front aspect and replace with new hedge, open timber fence consisting of rails and posts with a small brick wall to retain the soil at low level –see photo & sketch below ;



There is one veteran tree within the front garden, adjacent to the site access adjacent to Vann Road. Therefore no trees that will be affected by the proposed works

Water Bodies and ditches

There are no flowing water bodies or ditches within the site boundary that are important for site drainage.

Man-made Features

There are no visual man-made features adjacent to the site other than the temporary shed, block paver drive to front garden, and patio areas within the plot boundary – remove existing garage to repurpose this space back to nature. The existing foundations and retaining structures will be investigated and improved if necessary for the works. The new foundations for the proposed works RAFT foundation filled concrete to a depth of approx. 0.65m as required, subject to ground conditions and final design.

Landscape Character

It is not known if there are other local landscape assessments as part of the Local Area Plans, Parish Plans, Town Design Statements or Local Landscape Character Assessment and it is intended that these be identified by the planning approval authority during this application.

Settlement Character - Views

The proposed works will be of a similar elevation above ground to the existing drive. The proposed garage will be of rural appearance using an Oak Timber Frame and clad externally with timber. The Property is flanked on both sides by adjacent gardens and adjacent neighbours. The property rear elevation is not visible from the adjacent gardens due to 6ft boundary fencing. It is not expected that the proposed works will significantly obstruct views across the plot – as height is restricted to 3.2m MAX.

Site Photographs



Front Garden View from street

DESIGN & ACCESS STATEMENT
60 Vann Road, Fernhurst, West Sussex. GU27 3NS

REV 03



Front Garden View from the street



Neighbours Garage and Access to Road



Neighbours Garage –adjacent to proposed Garage location



Left Side of Existing Garage



Existing Step access –New Ramp Location

Designated Heritage Assets

There are no known heritage assets associated to this site location.

Archaeology

It is not expected that this site contains historic archaeology either above or below ground that would be impacted by the proposed works.

Recreation

The site is located at grid reference 489268 128786 and it can be seen on the Ordnance Survey maps of the site location that there are no footpaths or bridleways cross the plot within the identified boundary indicated on the location map provided.

Protected Species, Important Geology and Wildlife.

A local area search has been carried out in order to identify these features and the data collected can be reviewed as below;

Refer Search carried out at location ref: dated 27.11.2023 appended to this report.

Please also refer to the following Statements provided in support of this report ;

1. Arboriculture Statement
2. SDNP-Ecosystem Statement
3. Waste Management Statement
4. Lighting Assessment

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Dated: 27.11.2022

Appendix 1 –Biodiversity Search