

**PLANNING STATEMENT**

**FOR**

**PROPOSED**

**SINGLE STOREY SIDE AND REAR**

**EXTENSION FOLLOWING DEMOLITION**

**OF EXISTING SINGLE STOREY SIDE**

**AND REAR EXTENSION**

**AT**

**10 ST RICHARDS RD,**

**WESTERGATE,**

**WEST SUSSEX**

**FOR**

**ARUN DISTRICT COUNCIL**

This Planning Statement is to accompany the attached planning application for the proposed single storey side and rear extension following demolition of existing single storey side and rear extension at 10 St Richards Road, Westergate, West Sussex. The Planning Statement has been written in accordance with the associated government guidelines, paragraphs 82 to 96.

## **BRIEF DESCRIPTION OF EXISTING PROPERTY**

The existing dwelling is a brick built semi-detached dwelling fronting St Richards Road, Westergate, West Sussex with tiled roof to main building and tiled roof to cat slide roof and to rear extension. The dwelling is a two storey building with a single store side and rear extension containing storage areas and WC.

## **AMMOUNT OF DEVELOPMENT (paragraphs 82-83)**

Permission is being sought for the following works:-

- a) Demolition of existing outbuildings and erection of new enlarged single storey side and rear extension.
- b) New rear access path.

## **LAYOUT (paragraphs 84 – 87)**

The layout of the main dwelling will be amended internally as shown on attached plans to provide amended accommodation. The existing bedroom being incorporated within the enlarged kitchen / dining area.

All the existing external front access door and internal doors to be removed and enlarged wheelchair accessible doors and frames to be installed.

The existing single storey side and rear extension is to be demolished and an enlarged single storey side and rear extension constructed to provide 2 bedrooms and “Jack and Jill” disabled bathroom.

## **SCALE (paragraphs 88 – 90)**

The footprint of the existing 2 storey property will not be affected by the works with the proposals affecting the footprint of the single storey side and rear extension.

The footprint of the existing single storey side extension will be widened by 400mm and increased in its depth to bring the front wall forward flush to that of the main dwelling.

The rear extension will be increased in depth by 3.30m beyond the existing rear extension.

### **LANDSCAPING (paragraphs 91-93)**

The existing rear garden area affected by the proposed extension is laid to lawn, which will be removed to allow for the new extension and rear access pathway. The landscaping to the front of the property where the new extension is to be constructed is currently laid to lawn. Again this area of lawn will be removed to enable the extension to be constructed.

### **APPEARANCE (paragraphs 94 – 96)**

The existing two storey property with its side and rear extension is of brick construction with a tiled roof with a tiled roof to the cat slide roof and to the rear extension.

The proposed single storey side and rear extension will be built of brickwork with a replacement tiled roof.