

DESIGN STATEMENT  
FOR PLANNING CONSENT  
IN RESPECT OF:

**"KITTENASH" HOOK LANE, ALDINGBOURNE, PO20 3TE**

**Location:**

Aldingbourne is a mixed rural and residential civil parish in the Arun district of West Sussex, England. It is centred 4 miles (6.4 km) north of Bognor Regis and 4 miles (6.4 km) east of Chichester. The village has a local store and public house. There are both local primary and secondary schools within walking distance.

**The Site:**

"Kittenash" is an older style bungalow situated along a metalled track off Hook Lane. This bungalow was, until recently, surrounded by fields and open countryside right up to the boundary fence; however the David Wilson Homes housing development has now resulted in this property feeling rather dominated, over looked and enclosed.

Front view of bungalow



Newly constructed  
five bedroomed house  
to the east.

"Kittenash"

Side view of bungalow looking south



Kittenash is situated in a large plot with gardens to the front, rear and east side. To the west is a track that accesses the rear of Kittenash, to which the property now has sole right of way and use. At the end of the track is an existing vehicular access with a parking space in the rear garden. This track once led to a field into which the new housing estate has been constructed. The track has been permanently blocked at the boundary with the estate.

#### The proposal:

The proposal is to convert the existing three bedroom bungalow into a four bedroom chalet style bungalow by replacing the roof and creating accommodation within the roof space. One of the positive visual effects of the proposal is to reduce the dominance of the recently constructed two storey house directly adjacent to the bungalow.

To retain privacy and prevent overlooking issues, the two proposed Velux style roof windows on the east elevation are to bathrooms and will have obscured glazing with restricted opening. There are no overlooking issues to the west or to the front (open fields) or to the back – 48.00m to the facing dwelling on the estate.

The two existing chimney stacks which originally supported 3 open fires and a back boiler will be removed in keeping with new government thinking on air pollution. The new works will be constructed and adapted to exceed the Building Regulation requirement for energy conservation.

Kittenash has all mains services. Foul water drainage is to a public sewer and surface water drainage is to soakaways. The property is not within a known flood risk area.

Parking for 3 cars is to the front of the property with further unlimited parking on the adjacent track.