

DESIGN & ACCESS STATEMENT

FOR

PLANNING APPLICATION

FOR

EXTENSION TO EXISTING DETACHED DOUBLE GARAGE TO PROVIDE PRIVATE
GAMES ROOM AND FITNESS ROOM

AT

1 ALDWICK PLACE
ALDWICK
BOGNOR REGIS
WEST SUSSEX
PO21 4AD

January 2013



PDK Architecture and Surveying.
29 Breach Avenue, Southbourne, Hampshire PO10 8NB.



1. Introduction

The proposed alterations will provide a new single storey rear fitness room with a new games room above the existing double garage to the North of the existing house.

2. Assessment of physical context

The site is a detached modern design two storey house in a residential area. It is located on the junction of Aldwick Place and High Trees. It is surrounded by detached dwellings of a similar nature.

The site and building is not of listed status nor in a conservation area.

The surrounding area is residential.

There are trees around the site, but none that will be affected by the development. There are shrubs on the site that will be removed and pruned. The site perimeter consists of 1.8m high brick wall, timber fencing and hedge.

There is no record of flooding on the site and the site is not in a flood risk area.

The existing building constructed in face brick with flat felt roof. The windows and doors are single glazed white and green painted timber.

The proposed location within the overall site is to the North within the existing garden and inset from the boundary wall and fence.

3. Social/economic context and planning context

The proposed extension and altered garage is to the North side of the property (Left when viewed from High Trees and rear from Aldwick Place). The elevation treatment ties in with the existing main dwelling. It will have little impact on the street scheme due to the evergreen hedge and existing trees.

Due to the nature of the work there will be no increase in traffic movements as the garage remains the same and the games room and fitness area are for sole use of the dwelling.

4. Involvement of local interests

Discussion with the adjoining owners has taken place and no concerns have been raised.

5. Evaluation

The proposal retains the existing double garage plus provides additional storage for household accessories such as bikes, play equipment and garden equipment within the side extension. The fitness room will house the applicants existing equipment that is currently in storage due to recent family addition.

The games room will provide all weather covered play and recreation facility for all the family.

6. Design Principles

The development has been designed to minimise the impact on the street scene and neighbouring properties. The new materials and appearance will all match as closely as possible to the existing building, with the inclusion of mono pitch, dual pitch roofs and face brick and tile hung walls.

7. Amount of development

There is an increase to the footprint area of 56m² to the original 25m² area for the garage.

8. Layout

The layout has been designed to have low eaves and windows that do not overlook the adjacent properties. The new windows look towards the existing dwelling and road

9. Sunlight

The new layout will have no detrimental effect on any adjacent buildings.

10. Scale

The layout has been designed to minimise the mass of the building with the mono pitch roof at its lowest point nearest to the adjacent buildings whilst providing adequate height internally for a physical workout. The dual pitch over the existing garage has a 20 degree shallow pitch as main dwelling and internal ceiling to minimise overall height.

11. Landscaping

There will be little change to the existing landscaping with boundary shrubs being removed and pruned.

12. Appearance

The new extension is to be constructed to match the style and materials of the existing dwelling all match as closely as possible to the existing dwelling, with the inclusion of mono pitch, dual pitch roofs, and face brick and tile hung walls. White plastic fascia and soffit with black plastic guttering. The garage door will be white PPC steel, Bifold door white PC aluminium double glazed, Windows, white PVCu double glazed, Velux windows white plastic double glazed, all to provide maintenance free finishes.

13. Access

Vehicle access to the site will remain unaltered. The paved drive and paved path from main dwelling will remain.

14. Travel to the site

By road

The site is at the junction of Aldwick Place and High Trees.

Parking

Parking areas are available on site for 2 cars within garage and 2 on existing driveway. No change to existing

This Planning Statement is submitted in support of an Application for Full Planning Permission made on behalf of J Hirst for a new single storey rear fitness room with a new games room above the existing double garage.

Prepared By PJC

January 2013

Extract from EA flood map showing site is not at risk of flooding.

Site

