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ARCHITECT

Design and Access Statement

3 Grange Field Way, Aldwick, PO21 4EG
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1. Introduction

This application seeks planning approval for the renovation and modest enlargement of the existing single-storey dwelling. The proposals comprise a single-storey rear extension, internal reconfiguration to improve the functionality and circulation of the home, and the conversion of the detached garage to habitable accommodation. The garage will receive a new pitched roof and will be linked to the main dwelling via a flat roof structure with a parapet edge.

The works are designed to provide improved living accommodation for a family while respecting the residential character of Grange Field Way and safeguarding neighbouring amenity.

2. Site Context

The property is located within the parish of Aldwick, approximately 500m north of the seashore and to the west of Bognor Regis. The site contains a detached bungalow set centrally within a rectangular plot, with a detached garage situated toward the northern side boundary. The rear garden is well established and predominantly laid to lawn with soft landscaping.

The surrounding area comprises a mix of single-storey bungalows and two-storey dwellings, many of which have undergone domestic extensions over time. Materials in the area typically include brick and render with tiled roofs, complemented by white UPVC windows and doors and white fascias and rainwater goods. The character is suburban and residential.

The site is not within a Conservation Area, is not a Listed Building, and is not subject to heritage designations. Flood risk from sea, rivers and surface water is low.

3. Planning History

- 2025 — Uplift, rear extension and conversion - Approved
- 1994 — Conservatory extension — Approved
- 1989 — Side extension — Approved

4. Design Justification

The proposals retain the single-storey character of the dwelling and sit comfortably within the broader streetscape. The rear extension provides improved family accommodation in a discreet position that is not visible from the public realm.

To the north side of the rear extension, a pitched roof element has been introduced to ensure that only a tiled gable is visible from the road. This design approach conceals the flat roof parapet behind it and maintains the appearance of traditional pitched forms when viewed from the street. As a result, all flat roof elements are visually recessive and screened from public view, preserving the prevailing character of the estate.

The detached garage will be converted to habitable accommodation and provided with a new pitched roof, retaining a subordinate scale to the main dwelling and maintaining openness to the frontage. The flat roof link between the garage and the main dwelling remains low and visually unobtrusive, ensuring the existing bungalow roofline remains the dominant form.

No changes to the height of the main dwelling are proposed. Boundaries remain unchanged.

External materials will match the existing dwelling, including brickwork, pan tiles, white UPVC windows and doors and white rainwater goods.

5. Neighbour Amenity

The development has been arranged to ensure that the living conditions of neighbouring occupiers are protected. The works remain at single-storey height, preventing issues of overlooking, loss of privacy or sense of enclosure. No new openings are proposed at a height that could give rise to overlooking. The modest scale and discreet position of the rear extension ensure there is no adverse impact in terms of overshadowing or overbearing effect. Boundary relationships are maintained and the proposals remain domestic in scale and character.

6. Use

The proposed use is domestic residential and is fully compatible with the surrounding context and character.

7. Amount (Gross Internal Area)

- **Existing Gross Internal Area:** 153.2 sqm
- **Proposed Gross Internal Area (including existing):** 250.0 sqm
- **Net Increase:** 96.8 sqm

The increase in floor area remains domestic in scale and supports contemporary patterns of family living.

8. Access

The existing vehicle access and driveway are retained. Level access to the dwelling will be maintained and the revised internal layout improves circulation. No alterations to the public highway are proposed.

9. Sustainability

Upgrades to building fabric and services will improve the thermal and operational performance of the dwelling. Insulation will meet or exceed current Building Regulations, and windows and doors will be replaced or upgraded accordingly. Durable and locally appropriate materials will be used externally. Refuse and recycling storage will remain within the site boundary.

10. Conclusion

The proposals represent a modest and well-considered residential extension that responds positively to its setting and reinforces the residential character of Grange Field Way. The scheme aligns with the objectives of the Arun Local Plan, the National Planning Policy Framework and the Arun Design Guide (SPD13), promoting high-quality domestic extensions that respect local character and provide improved accommodation for family use.

The proposals are in compliance with the following policies:

Arun Local Plan 2011-2031:

- D DM1 Aspects of form and design quality
- D DM4 Extensions and alter to existing buildings

Planning Policy Guidance:

- NPPF National Policy Framework
- NPPG National Planning Practice Guidance

Supplementary Policy Guidance:

- SPD13 Arun Design Guide (SPD)