

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

DORMER ROOF EXTENSION,

AT

**106 ROSE GREEN ROAD.
ROSE GREEN
SUSSEX.
PO21 3EF**

May 2019



**PDK Architecture and Surveying.
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1. Introduction

The proposed alterations will provide 2 additional bedrooms for the family use by providing a dormer roof extension.

2. Assessment of physical context

The site is a 3 bedroom detached bungalow in a residential area. It has rendered walls with a tiled pitched roof. It has off road parking to the front and an enclosed garden rear garden.

The site and building is not of listed status or national park or in a conservation area.

The site is generally level.

The surrounding area is residential.

There are no significant trees on the site.

The site perimeter consists of 1.8m timber fencing.

There is no record of flooding on the site, the property is within flood risk 1 area, so has no risk of flooding.

The existing windows and doors are double glazed white PVCu.

3. Social/economic context and planning context

The property has recently been extended to the rear under planning approval AW/249/15/HH, the conversion of the loft with Velux windows has not been implemented. The proposal is to provide a double dormer roof extension over approx. $\frac{3}{4}$ of the original house length to provide 2 additional bedrooms and bathrooms. This extension is the same width and height as the dormer at 114 Rose Green Road, but does not extend full depth as 114.

Due to the nature of the work there will be no increase in traffic movements, there is sufficient space to park cars off road.

The extensions are designed to be in keeping with other similar extensions.

4. Design Principles

The development has been designed so there is minimal the impact on neighbouring properties or street scene.

The new materials will all be sympathetic to the existing and surrounding properties, with Cedar cladding to dormer walls flat roof and white PVCu double glazed windows.

5. Amount of development

The increase in area for the house is approx. 16 m² of usable space within the loft.

6. Sunlight

The proposed development will not affect any rights to light of adjacent properties.

7. Drainage

The foul drainage discharge will remain with local drainage connections for altered layout made within the site.

The surface water drainage will be connected into the existing rwps.

The impermeable area is no worse than the existing footprint.

8. Access

pedestrian access to the site will remain unaltered.

All proposed doors will be Part M compliant.

This Planning Statement is submitted in support of an Application for Planning Permission made on behalf S Anas.

Prepared By PJC

May 2019

Extract from EA flood map showing site is within flood zone 1.

Likelihood of flooding in this area

This location is in an area with a low probability of flooding

