
Sussex Building Consultancy Limited



Design and Access Statement for 50 Kingsway, Craigweil, Bognor Regis, PO21 4DN.

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1.0 Introduction

- 1.1 The application is for detailed planning approval for an extension to and conversion of the existing garage to provide for ancillary accommodation for a dependent relative and conversion and extension of the existing car port to give a replacement garage to the front of the existing facility at the side of the house to suit the needs of the owners of the property.

2.0 Site Description

- 2.1 The existing dwelling is a 2 storey detached four bedroom house set in a plot within the Craigweil House Conservation area off Barrack Lane.
- 2.2 The main dwelling remains unaltered in its design from when it was originally constructed.
- 2.3 The property, when viewed from the front is a 1970's style detached house with a mixture of face brickwork walls with plain concrete tile hanging to some upper elevations, a concrete interlocking tiled pitched roof and felted flat roof to the garage and carport. The windows and doors are white PVC framed double glazed windows.

3.0 Planning History.

- 3.1 BR/252/80 – Car port extension – Approved Conditionally.

4.0 Planning Policy

- 4.1 Designation applicable to this site, within the built boundary and the Craigweil House Conservation Area with some trees covered by Tree Preservation Orders.
- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy AREA2** - Conservation Area.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.

5.0 Design Proposal.

- 5.1 The proposal is for a single storey side extension for a replacement garage and conversion and extension of the existing garage to form a new ancillary annexe for a dependant relative of the family with a bedroom, living area, shower and kitchenette.
- 5.2 The proposed extension and alterations are to be constructed in the same architectural style as the existing dwelling with materials to match. The front street elevation is sympathetically extended to the side with the majority of the development being to the rear of the property.
- 5.3 There is to be a lantern roof light to give natural light to the garage and annexe entrance area and 3 x small flat roof lights to serve the annexe itself.
- 5.4 Windows will be dark or black powder coated aluminium framed double glazed units to match with the proposed replacement windows to the remainder of the house.



Picture – Car port and garage as exists.

6.0 Use

6.1 Residential use for the current owners.

7.0 Amount

7.1 The additional floor living space created by the development is 39.5 m² for the annexe, whilst the garage is extended from the carport line by an additional 6.0 m².

8.0 Site Layout

8.1 The site layout is predominantly the same with the new development extending into the side driveway area and the rear garden.

9.0 Scale

9.1 The scale of the proposed extension is considered appropriate to the surroundings, with the existing house being 2 storeys, the extensions sit within comfortable grounds set at a reasonable distance from the two side boundaries.

10.0 Landscaping

10.1 The landscaping of the site, other than the hedge removal is unchanged.

11.0 Trees

- 11.1 There is an existing Laurel hedge which will be trimmed back to facilitate the position of the new extension as shown.



Pic. – The existing Laurel hedge to the rear of the current garage.

- 11.2 The existing Leylandii hedge to the south and western boundaries is to be removed as it takes up a reasonable amount of garden space already and the removal would increase natural light levels to the existing house and proposed annexe.



Pic. – The existing Leylandii hedge to be removed.

12.0 Appearance

- 12.1 The appearance of the proposed extension is sympathetic to the existing house and the special nature of the Craigweil House Conservation Area. The siting will not be overbearing to any adjoining properties nor will they detract from the street-scene in any way.

13.0 Materials

- 13.1 Face brick finish to external walls and a glass fibre flat roof covering will match that used with the existing house.

14.0 Access

- 14.1 Vehicular and Transport Links – there will be no changes to the existing arrangement.
- 14.2 Inclusive Access – The access arrangements to and within the new extensions will comply with the requirements of Approved Document 'M' to the Building Regulations.

15.0 Sustainability

- 15.1 All materials will be sourced from a sustainable source where possible and the construction of the extensions will comply with the requirements of Approved Document 'L' of the Building Regulations for energy use.

16.0 Flood Risk

- 16.1 The site is located within Flood Zone 1 as indicated on the Environment Agency plans.
- 16.2 Floor levels will be the same as existing.

17.0 Drainage

- 17.1 Foul water drainage – new drain runs will be taken to existing private drains which are then taken to the public foul water sewerage system.
- 17.2 Surface water drainage – new roof areas will be taken to new soakaways located within the large front garden in compliance with Building Regulation requirements.