
Sussex Building Consultancy Limited



Design and Access Statement for 3 Arun Way Bognor Regis PO21 4HF.

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Revision :

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1.0 Introduction

- 1.1 The application is for detailed planning approval for a first floor side extension along with a change in the rear balcony guarding design with fenestration changes to improve and suit the needs of the new owners of the property.

2.0 Site Description

- 2.1 The existing dwelling is a 2 storey detached house set in comfortable grounds within the Aldwick Bay Conservation area facing the sea.
- 2.2 The main dwelling has been extended over the years to provide a rear terrace with balcony above, a two storey, flat roof side annexe extension and a large garage. Also a detached boathouse and swimming pool are in the grounds facing the beach.
- 2.3 The property has painted external rendered walls, a tiled pitched roof and white PVC framed double glazed windows.

3.0 Planning History.

- 3.1 BR/202/59/G – Dwelling with garage and car port - approved.
- 3.2 BR/202/59/V – Boathouse – approved.
- 3.3 BR/202/59/Z – Extension of terrace and balcony - approved.
- 3.4 BR/370/80 – Extension to garage – approved.
- 3.5 AW/88/99 – Demolition of existing garage and erection of larger garage – approved.

4.0 Planning Policy

- 4.1 Designation applicable to this site, within the built boundary and the Aldwick Bay 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 to extend the two storey side annexe building on the first floor with a new pitched roof above that area to provide a new bedroom on the first floor.
- 5.2 The existing rear facing windows and doors will be replaced with folding door sets with some side lights. The rear facing wrought iron effect balcony guarding will be replaced with a frameless glass design to the same height.
- 5.3 In addition to this internal alterations will be carried out to amend the internal layout to suit the new owner's needs.
- 5.4 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 retains its present style with the rear elevation given a more contemporary look.



Picture – view from the rear balcony.

6.0 Use

- 6.1 Residential use for the current owners.

7.0 Amount

- 7.1 The additional floor space created by the development is 14 m².

8.0 Site Layout

- 8.1 The site layout and building footprint remains unchanged, the additional floor area is on the first floor.

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 extension is set back from the front elevation and with the new roof is subservient in design and retains the original house as the dominant feature of the building.

10.0 Landscaping

- 10.1 No changes to landscaping are proposed.

11.0 Trees

11.1 There are no trees affected by this development.

12.0 Appearance

- 12.1 The appearance of the proposed extension is sympathetic to the existing house and the special nature of the Aldwick Bay Conservation Area. The siting will not be overbearing to any adjoining properties nor will they detract from the street-scene in any way.
- 12.2 Indeed the new extension along with the roof alterations removes the unsightly flat parapet roof the currently sits upon the annexe part of the building.



Picture – The existing flat roofed annexe extension and garage to the front.

13.0 Materials

13.1 Painted external render walls and interlocking concrete tiles 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 – there is no additional roof area to be drained as the extension is on the first floor only.