

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

**SINGLE STOREY SIDE EXTENSION.
ALTERATION TO FRONT AND REAR WINDOWS AND DOORS
DEMOLITION OF EXISTING GARAGE**

AT

**27 YEOMANS ACRE
BOGNOR REGIS
SUSSEX. PO21 3QJ**

May 2021



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1. Introduction

The proposed alterations will provide updated modern accommodation for the family and provide an open plan living area by providing single storey flat roof extensions to the side. Plus alterations to the existing front and rear windows and doors.

2. Assessment of physical context

The site is a detached bungalow in a residential area. It has face brick walls, a pitched roof and flat roof to the garage. It has off road parking on a concrete drive to the front and an enclosed garden to the rear.

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 with a disused airfield to the rear.

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 and it is not within flood risk area.

The existing windows and doors are double glazed white PVCu.

3. Social/economic context and planning context

The extension is to the side of the property built on the north east boundary. The extension is set back from the front building line and extends to the rear of the existing building. It is 6.538m wide at the front and 4.5m at the rear. It has a felt flat roof with roof windows and a tiled dummy pitch to the front elevation.

The extension replaces the existing garage.

The off road parking is retained for 2 cars.

There will be no increase in traffic movements as the additional parking allows for the family cars to park off road. A shed for cycle storage will be provided in the rear garden.

The extensions are designed to be sympathetic with the existing building with a flat roof with a tiled dummy pitch to the front to minimise massing.

The proposed development will not affect any rights to light of adjacent properties. It is close to the north east boundary but there are no habitable room facing this on the adjacent property. The extension is similar in height to the existing garage being removed.

4. Design Principles

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

The extension is designed with a flat roof to reduce massing with a tiled dummy pitch to the front elevation.

The new materials will all be sympathetic to the existing, with face brick walls, felt flat roof and white PVCu or PPC aluminium double glazed doors and windows to closely match existing.

5. Amount of development

The increase in area for the house is 66m² to the ground floor. 15 m² is lost to the removal of the garage.

6. Drainage

There is no change to the foul drainage discharge.

The surface water drainage will be connected into the existing and new rwps taken to new soak away as required by building control.

7. Access

All proposed doors will be Part M compliant.

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

Prepared By PJC

May 2021

Extract from EA flood map showing site is not within flood zone.

Likelihood of flooding in this area

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

