

Planning Statement:

Replacement pitch roof and alterations : 12 St Richards Way, Aldwick, Bognor Regis,
West Sussex. PO21 3DB

Assessment and Physical Context

The site is located on St Richards Way annexed to Gossamer Lane in a mixed residential area. The existing building comprises a two storey pitch roof dwelling , there is an integral garage and forecourt parking provision and pedestrian access. Existing elevational treatment has tile pitch roof slopes over facing brick walls interspersed with plastics windows and doors respectively.

Social, Economic and Planning context.

The proposal for replacement pitch roof are both for maintenance and aesthetic reasons, the west elevation has mixed character that has been remodelled by previous extensions to the original cottage that will benefit greatly with the removal of flat roof areas and replacement with pitch roof features that will enhance the street scene and identity of the dwelling to produce a good design solution to ensure the proposals are in keeping and in character with the local area and within the parameters and design constraints of Policy Dev 19.

Involvement of Local Interests

No consultation.

Evaluation and Design Principles

The replacement pitch roof of the upper flat roof will continue the subservient ridge line to compliment the existing pitch roof at the upper level

The new porch will create a traditional feature to identify the front entrance. The concrete flat roof areas that exist have inherent problems that will be resolved with the addition of the pitch roof slopes to both the south bay windows and west elevation whilst providing a shelter on the north garage face and will not effect adjacent property and retains privacy.

Amount of Development

The replacement and new pitch roofs will create no greater use on the site than the existing accommodation.

Layout

As described on the accompanying drawings, the building makes good use off the site, its location is set in from the front boundary and does not impinge adjacent property or detract from their amenity. The footprint of the building does not change.

Scale

The building is a traditional pitch roof cottage style similar to adjacent properties, within the context of the street scene . Pitch roof additions compliment the existing character

Landscaping

Existing hard surface external areas and planted hedgerow.

Appearance

Materials will match existing

Access

No change to accommodation, access for ambulant persons with disabilities is via the existing front entrance and accessible staircase between floors, wheel chair users can be accommodated at ground floor level should the requirement arise. Footpaths and roads link the site to local distributor roads and local services.

Wheel Bin storage area as existing

Secure covered cycle storage as existing

Flood risk

No increase in floor area therefore no greater risk than existing