

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

**EXTENSION OF FRONT AND REAR DORMERS,
1NO NEW VELUX TO REAR ELEVATION,
NEW OPEN FRONT PORCH.**

AT

**9 TITHE BARN CLOSE
ALDWICK
PO21 4EY**

July 2021



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1. Introduction

The existing building was updated in 2019 by a developer, the proposed alterations will update the building to meet the requirements of the current owners by adding a modest extension to the front and rear dormers it will provide accessible areas including level access showers for the client who has mobility issues. The existing ground floor small shower room is replaced with a larger utility room with a new Velux.

The existing cladding to the dormers will be extended.

An open timber framed front porch with tiled roof to match the main roof is provided to give cover from the weather and break up the front elevation.

2. Assessment of physical context

The site is a 3 bedroom detached chalet house in a residential area. It has brick walls with a tiled pitched roof with front and rear flat roof dormers with light grey Cedral cladded dormer cheeks. It has off road parking to the rear and an enclosed garden.

The site and building is not of listed status or national park. It is within the Aldwick Bay 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 and shrubs.

There is no record of flooding on the site, the property is not within flood risk area.

The existing windows and doors are double glazed white PVCu.

3. Social/economic context and planning context

The development is to the front and rear with 3.25m extensions to each side of the existing dormers and a Velux to the rear of the property plus an open timber framed front porch with tiled roof at the front door.

The existing roof tiles are to be retained with the tiles from the dormer extension reused on the porch to maintain continuity. The dormer extension retains the existing levels and has light grey Cedral cladding to match the existing, the new windows will match the existing.

The extended dormer is similar in proportion to the dormers on the 2 houses opposite as indicated in the attached photos.

The front porch is to be open timber framed with a tiled roof, reusing the tiles from the dormer extension. The porch will be very similar to that of No. 5 as indicated in the attached photos.

The new rear Velux will match the existing rear Velux.

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

There are similar size houses to the proposed to the surrounding area, many with extensions and similar roof tiles.

4. Involvement of local interests

There has been no discussion with the adjacent owners.
Plans will be sent to the Aldwick Bay Management company

5. 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, with light grey Cedral cladding to the dormer cheeks, grey felt flat roof, white PVCu double glazed windows all to closely match existing.

6. Amount of development

The increase in area for the house is 27m² to the first floor.

7. Sunlight

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

8. Drainage

The foul drainage discharge will remain with local drainage connections for altered layout made internally.
The surface water drainage will be connected into the existing rwps.
The impermeable area is no worse than existing as the footprint of the porch has concrete paving at present.

9. 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 R Elliott.

Prepared By PJC

July 2021

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

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

- 1** You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:

 - smaller than one hectare
 - is not affected by sources of flooding other than rivers and the sea, for example surface water drains
- 2** If your development is in flood zone 1 and:

 - larger than one hectare
 - is affected by sources of flooding other than rivers and the sea, for example surface water drains

you can [learn more about flood risk assessment in flood zone 1](#)
- 3** You can also [read more about flood risk assessments for planning applications](#)

Map showing flood zones 1, 2, and 3, flood defences, main rivers, and flood storage areas. A yellow pin marks the selected location within Flood Zone 1.

Legend:

- Selected location
- Flood zone 3
- Areas benefiting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area