

DESIGN STATEMENT
for
the extension of
10 A'Becket's Avenue
ALDWICK.



080 – January 2026

1.00 INTRODUCTION:

10 A'Becket's Avenue is a detached dwelling situated on the popular Aldwick Bay Estate to the west of Bognor Regis. The building sits within a larger than average garden plot fronting the road with a front garden with large drive, and an enclosed rear garden.

The current owners wish to remove the poorly insulated side lobby / utility and create a kitchen / garden room of a higher specification accommodation to suit modern life and be in keeping with the locality.

2.00 PROPOSAL:

The demolition of the glazed utility/side lobby to the south and construction of a single storey extension to the rear (east) to provide a larger kitchen with internal remodelling to provide a separate utility. An increased gravelled drive and new patio area to the garden also form part of the scheme.

3.00 LOCATION:

No 10 A'Becket's Avenue is a detached dwelling situated within the Aldwick Bay Estate.



1 – Location

4.00 ASSESSMENT OF PHYSICAL CONTEXT:

The property faces west across A'Becket's Avenue with a large front garden with a gravelled driveway to the side leading to the detached single garage.



2 – View from A’Becket’s Avenue



3 – Area to be demolished

The adjacent properties are of a similar style, the majority have been extended and remodelled within keeping to the setting.



4 – Rear Elevation



5 – Rear garden



6 – A’Becket’s Avenue

5.00 ACCESS:

The proposals do not change access arrangements to the site from the private highway which is via a single entrance drive through a low boundary wall.

The on-curtilage parking is increased to provide for at least 4 cars plus the garage. New large doors to the kitchen gives the opportunity to create a level access from the garden where currently there is a step.



7 – Existing drive entrance



8 – Location aerial view

6.00 LAYOUT:

The proposed single storey rear extension and will form a new vaulted kitchen / garden room which joins to the existing hallway. Importantly this will connect the house to the rear garden as currently the main reception rooms are to the front. The new utility formed from the existing kitchen.

7.00 SCALE & APPEARANCE:

The extension will only increase the internal accommodation on the ground floor by 28.3m² due to the removal of the side lobby/utility. The resultant three bedroomed detached house is still within the proportions of the plot and is similar in scale to nearby properties.



9 – Detached garage looking towards rear No 8 (north)

Boundary treatments and planting will be generally unaffected by the works. The low boundary wall and mature planting will remain to the road elevation. To the rear adequate existing screening to the eastern boundary exist with mature trees and to the north and south by fencing panels



10 –Boundary building to rear No 12 (south)

The main walls will be in painted brickwork to match the existing house. The roof will be cedar shingles suitable for the lower pitch and is seen on many properties of a similar age on the estate. The addition of rooflights will break up the roof profile and provides additional natural light without being obtrusive to neighbours.



11 – Adjacent rear Garden Views to south © Google earth (No 10 to right)

Windows / bifold doors will be black aluminium in a very subtle contemporary styling which will be low maintenance. The doors and windows to the proposed utility are existing which are currently internal between the kitchen and lobby area.

Removing the current glazed lobby / utility moves the accommodation further away from No12 and improves the look of the property from the road. The proposed extension is smaller compared to adjacent properties extensions.



12 – Adjacent rear Garden Views to north © Google earth (No10 to left)

The overall length of the proposed extension is the same as the existing garage to the north but shorter than the building of No 12 on the adjacent southern boundary with very similar roof ridge heights, so views from neighbours are unaffected.

8.00 LANDSCAPING:

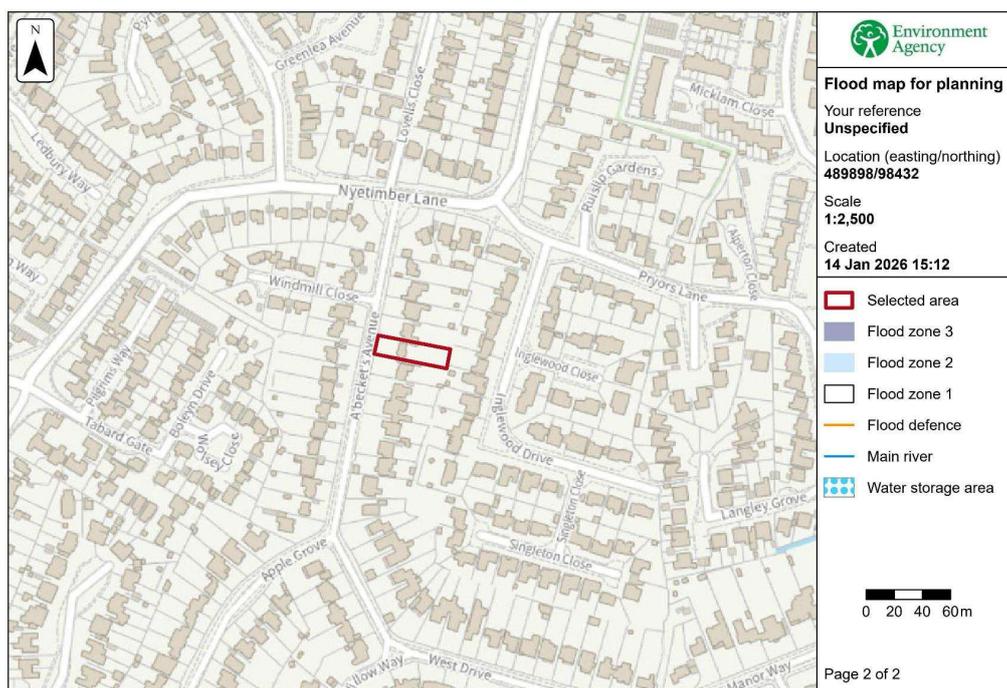
The main gardens to the front and rear will essentially remain the same with current mixed shrubs to boundaries with mature trees. The boundary to the road will stay the same with an enlargement of the gravel drive to enable turning on site and non-tandem parking but no change in the driveway access. The rear patio will be updated with a new larger paved area which will also provide better level access through the large, glazed doors.

Existing mature trees along the eastern garden boundary to the rear garden will remain providing screening to neighbouring properties.

9.00 FLOOD RISK ASSESSMENT:

As per the Environment Agency's website the site falls currently within flood zone 1 land and has been assessed as having a less than 1 in 1,000 chance of river or sea flooding annually. Predicted changes for 2070 and after however show this within the flood affect area. However, the

accommodation provided is not used for sleeping and is the same risk to occupiers (kitchen) as that currently provided. Therefore, a full Flood risk Assessment is not required for this application.



13 – Flood Risk Map

10.00 CONCLUSIONS:

The extension will allow the current owner to upgrade the property to expectations of the twenty first century for a property in this location and provide for a modern kitchen garden room.

The new extension will increase the overall thermal efficiency of the dwelling, removing a cold glazed room reducing running costs and add a contemporary twist to traditional styled building.

We feel the works are not detrimental to neighbouring properties or the street scene and so this application should be granted.

11.00 EXTERNAL MATERIAL SCHEDULE:

Windows / Doors	Aluminium double glazed – Black
Rooflight	Roof maker or similar opening / fixed black rooflight
External Wall	Painted stretcher brickwork to match existing
Roof	Cedar shingles and ridge
Rainwater goods	Black upvc