

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

**SINGLE STOREY REAR EXTENSION, REPLACEMENT TILES TO PITCHED ROOF,
2NO NEW VELUX TO FRONT ELEVATION,
REPLACEMENT OF PLASTIC CLADDING TO DORMERS.**

AT

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

January 2019



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1. Introduction

The existing building has not been updated since construction, the proposed alterations will update the building to meet modern requirements by adding a modest single storey extension to the rear it will provide an open plan living area with direct accesses the rear garden.

The existing roof tiles are aging and in need of replacement as is the plastic cladding to the dormers.

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 plastic 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 mainly to the rear with a single storey 11.25m x 2.925m extension and 2 small Velux to the front of the property. The existing sand faced plan tiles are to be replaced with Redland Regent, Rustic Red tiles or very similar, these are a different style of tile but similar in colour. The rear extension retains the existing eaves level and has a cat slide roof to the underside of the first floor dormer windows.

The existing pergola and conservatory to the rear are to be removed.

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 face brick walls with light grey Cedral cladding to the dormer cheeks and eastern cat slide gable, tiled roof, white PVCu double glazed doors and windows all to closely match existing.
The existing roof will be stripped and re tiled.

6. Amount of development

The increase in area for the house is 32.9m² to the ground 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 extension has concrete paving to the rear and a conservatory 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 S Hobson.

Prepared By PJC

January 2019

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](#)

Full screen

Selected location

Flood zone 3

Areas benefiting from flood defences

Flood zone 2

Flood zone 1

Flood defence

Main river

Flood storage area