
Sussex Building Consultancy Limited



Design and Access Statement for 50 Kingsway, Craigweil, Bognor Regis, PO21 4DN.

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Revision :

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1.0 Introduction

- 1.1 The application is for detailed planning approval for a first floor extension to the side of the house to provide an en suite shower room and dressing area to suit the needs of the owners of the property.
- 1.2 The development seeks to extend the property whilst retaining the attractive nature of the property and preserving the special nature of the area.

2.0 Site Description

- 2.1 The existing dwelling is a 2 storey detached four bedroom house set in a plot within the Craigweil House Conservation area off Barrack Lane.
- 2.2 The main dwelling has been extended previously to the side and rear for a garage area and an annexe for a dependant relative. To the front, a veranda/porch detail has been added to improve the streetscene elevation.
- 2.3 The property, when viewed from the front is a 1970's style detached house with a mixture of face brickwork walls with painted render to some upper elevations, a concrete interlocking tiled pitched roof and felted flat roof to the garage and carport. The windows and doors are dark grey PVC framed double glazed windows.

3.0 Planning History.

- 3.1 **BR/252/80** – Car port extension – Approved Conditionally.
- 3.2 **AW/170/19/HH** - Conversion and extension of the existing garage to form an annexe for a dependant relative and conversion and extension of the existing carport to form a replacement garage with lantern roof light – approved conditionally.
- 3.3 **AW/283/19/HH** - Conversion and extension of the existing garage to form an annexe for a dependant relative and conversion and extension of the existing carport to form a replacement garage with lantern roof light- re-design of the above application – Approved Conditionally.
- 3.4 **AW/29/23/HH** - Re-roofing of the existing front porch and continuation of the roof to form a covered area.

4.0 Planning Policy

- 4.1 Designation applicable to this site, within the built boundary and the Craigweil House Conservation Area with some trees covered by Tree Preservation Orders.
- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy AREA2** - Conservation Area.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.

5.0 Design Proposal.

- 5.1 The proposal is for a first floor side extension for an en suite and dressing area to serve the main bedroom.

- 5.2 The proposed extension and alterations are to be constructed in the same architectural style as the existing dwelling with materials to match. The front street elevation is sympathetically extended to the side and does not appear incongruous or out of keeping.
- 5.3 The extension will have a matching pitched roof and a mixture of painted and face brickwork to match the main house.
- 5.4 Windows will be dark or black powder coated aluminium framed double glazed units to match with the remainder of the house.

6.0 Use

- 6.1 Residential use for the current owners.

7.0 Amount

- 7.1 The additional floor living space created by the development is 13.6 m².

8.0 Site Layout

- 8.1 The site layout is predominantly the same with the new development extending over the side garage extension below.

9.0 Scale

- 9.1 The scale of the proposed extension is considered appropriate to the surroundings, with the existing house being 2 storeys, the extensions sit within comfortable grounds set at a reasonable distance from the side boundary.

10.0 Landscaping

- 10.1 The landscaping of the site remains unchanged.

11.0 Trees

- 11.1 No trees are affected by the proposal.

12.0 Appearance

- 12.1 The appearance of the proposed extension is sympathetic to the existing house and the special nature of the Craigweil House Conservation Area. The siting will not be overbearing to any adjoining properties nor will it detract from the street-scene in any way.

13.0 Materials

- 13.1 Face brick and painted render finish to external walls and concrete interlocking concrete tiles to the pitched roof will match that used with the existing house.

14.0 Access

- 14.1 Vehicular and Transport Links – there will be no changes to the existing arrangement.
- 14.2 Inclusive Access – The access arrangements to and within the new extensions will comply with the requirements of Approved Document 'M' to the Building Regulations.

15.0 Sustainability

- 15.1 All materials will be sourced from a sustainable source where possible and the construction of the extensions will comply with the requirements of Approved Document 'L' of the Building Regulations for energy use.

16.0 Flood Risk

- 16.1 The site is located within Flood Zone 1 as indicated on the Environment Agency plans.
- 16.2 Floor levels will be the same as existing.

17.0 Drainage

- 17.1 Foul water drainage – new drain runs will be taken to existing private drains which are then taken to the public foul water sewerage system.
- 17.2 Surface water drainage – new roof areas will be taken to the existing system with no additional roof area created and will be in compliance with Building Regulation requirements.