
PLANNING STATEMENT

**For a New Hip to Gable & Dormer Roof Extension to the Rear
Elevation**

at

**38 Aldwick Gardens
Aldwick
PO21 3QL**



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INTRODUCTION

This planning statement is in support of a Lawful Development Application to be submitted to Arun District Council for a New Hip to Gable & Dormer Roof Extension to the Rear Elevation.

This statement will demonstrate how the design of the scheme complies with the relevant planning policies at national and regional level.

Reference should be made to the submission drawings for details of the proposals, ref:

PP-345...

- ...01 Existing Site & Location Plans
- ...02 Existing Plans
- ...03 Existing Elevations
- ...04 Existing Sections
- ...05 Proposed Block & Location Plans
- ...06 Proposed Plans
- ...07 Proposed Elevations

SITE ANALYSIS

The application site extends to an area of approximately 395m².

The property is set back from Aldwick Gardens on the east side of the road.

The street has a majority of two storey residential properties with many sharing similar design characteristics.

The semi-detached property consists of two storeys with rendered walls, white double glazed windows under a slate pitched roof.

The front garden consists of gravel for parking, lawn, a mixture of vegetation/tree's and a low level brick wall to the boundary.

The rear of the property can be accessed externally via the side gate or through the property where there is paving/decking, lawn/vegetation/trees and timber fencing to the boundary lines.

The site does not appear to be of listed status and is considered to have a 'Low' level flood risk.

RELEVANT PLANNING HISTORY

The property does not appear to have any relevant planning history to date.

PLANNING POLICY

The applicant will be seeking approval for a Lawful Development Application for a New Hip to Gable & Dormer Roof Extension to the Rear Elevation.

The policies contained within the National Planning Policy Framework published 27th March 2012 will apply. The proposal has also been considered with particular regard to Arun District Council's current Local Plan, Article 4 Directions and all relevant Supplementary Planning Guidance, Planning Documents and material considerations.

USE

The existing main dwelling is for residential use.

AMOUNT & SCALE

The proposed Hip to Gable & Dormer Roof Extension will give the following volume increases:

- Hip to gable: 20m³
- Dormer: 30m³

LAYOUT - INTERNAL

The proposal will provide two new bedrooms and a shower room.

DESIGN & APPEARANCE

The proposal has been designed to be sympathetic to the host building by adopting similar/sympathetic design/construction techniques.

The hip to gable will be made up of rendered walls, tiled roof to match existing and new skylights to the front elevation.

The dormer extension will be made up of a flat roof with integrated guttering, timber cladding to the walls and dark slimline double glazed windows.

LANDSCAPING

The proposed extensions will have no impact on any landscaping.

ACCESS

Access to the house will stay as existing.

SUMMARY

- The proposal has been considered with regards to the National and Local plan policies.
- The proposals would be appropriate in terms of design and appearance in relation to the main building and surrounding area and will maintain, reinforce and enhance the character and quality of the property.
- The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built up area or landscape.
- Regarding local policy considerations, the proposal is:
 - Well designed, sited and detailed in relation to the existing property, adjoining properties and to the surrounding area;
 - It would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
 - It takes account of the existing space around buildings and the character of the area.