

DESIGN AND ACCESS STATEMENT FOR A SINGLE STOREY REAR EXTENSION AT 25, THE DRIVE, CRAIGWEIL, BOGNOR REGIS.

Introduction:-

This statement is prepared in support of the application made by Mr. & Mrs B. Carter to explain the proposal to erect a single storey rear extension.

This statement is submitted as a Policy, Design and Access Statement to substantiate the application and to justify its submission.

The site lies within a Conservation Area.

The property lies to the north and at the eastern end of The Drive and lies within a site area of 925 sq. metres.

The existing property dates from 1960's/1970's and is a four bedroom house constructed in facing brickwork with part upvc Georgian pane windows and part upvc casement/fanlight windows under a gable to gable plain tiled roof with a front catslide roof incorporating a dormer projection.

The property has been enlarged to provide a garage with bedroom over under a gabled tiled roof with front dormer projection to the east and a rear projection detailed with a skirt roof.





Amount:-

The proposal will add 13 sq. metres of floor area.

Layout:-

The proposal is to extend the rear single storey extension across the back of the existing garage.

Landscaping:-

No alterations to the existing landscaping.

Scale:-

The proposed flat roof eaves will be set at existing rear lower fascia level.

Appearance:-

The proposal will be detailed with a 1800 x 1200mm high window frame serving a new study, a 900 x 1050mm high window frame serving the new shower room and a personal door into the garden positioned within colourwash rendered walls to match existing under a part 'tiled skirt' roof and part flat roof also to match existing.

Access:-

No alterations are to be made to the existing vehicular facilities.

Conclusion:-

The proposal provides additional habitable facilities within an extension to the existing rear element in materials and style to match the existing not to the detriment of the surrounding properties and the wider locality of the Conservation Area.