

Planning Statement:

**Alterations and extension: 4 Tithe Barn Way, Aldwick Bay Estate, Bognor Regis.
PO21 4HA**

Assessment and Physical Context

The site is located to the west side of the Tithe Barn Way located in the Aldwick Bay Conservation Area. The existing building constructed around the 1960s comprises a detached pitch roof two storey house, there is an integral double garage with driveway/ parking provision fronting Tithe Barn Way with pedestrian access. Existing elevational treatment has tile pitch roof slopes over facing brickwork walls interspersed with painted plastics windows and doors respectively. The property has a plain character lacking a focal point.

Social, Economic and Planning context.

The proposal is for a pitch roof extension to the front of the garage, replacement front door screen, part removal and alterations of rear balcony, new side bedroom window and overall rendering of the existing facing brickwork. Ancillary proposals including raising the front boundary wall and incorporating access gates, together with remodelling and surfacing the driveway.

The proposal will reinforce the street scene and identity of the dwelling to produce a good design solution to ensure The proposals meets the requirements of Local Plan Section 13.4 and Policy D DM4 with a high quality in design, visually integrated in context, subservient in form not compromising the spatial character creating a positive addition.

Involvement of Local Interests

The Estate Approval is being sort.

Evaluation and Design Principles

The garage extension elevations will be subservient to the existing roof line and provide an attractive addition to the street scene. Retaining the existing window the new roof will be a lower pitch but retaining the same character. The new front entrance screen is designed to provide atrium space at the first floor landing with an attractive double storey feature. The facing brickwork is contemporary with the 1960s design, the change to colour render will revitalise the elevations particularly the east elevation frontage without changing the proportions and will not be visually intrusive. The rear balcony is too large and in need of replacement replacing the timber with raised masonry balustrade, topped with a glazed balustrade will achieve greater privacy both too and from the upper level.

Amount of Development

Colour render all existing brick elevations. A 2.4M Extension to front of the existing garages with pitch roof. Redesign of front entrance screen, new bedroom 4 window to south elevation, replace kitchen window with doors, reform balcony and balustrades. New lounge windows and doors. Ancillary proposals including raising the front boundary wall and incorporating access gates, together with remodelling and surfacing the driveway

Layout

As described on the accompanying drawings, the building makes good use off the site and does not impinge adjacent property or detract from their amenity.

Scale

The building is a traditional pitch roof house similar to the adjacent property, and in proportion within the context of the street scene. New garage will be subservient to the existing roof line, will compliment the existing character.

Landscaping

Existing boundary shrubs and hedgerows will be supplemented along the east frontage with dwarf garden wall to 1.2m high with close boarded fencing between and 1.5m along the south boundary to the front of the house.

Appearance

Materials colour render walls, powder coated aluminium entrance screen frame, clear glazed, white windows and doors. Concrete roof tiles to match.

Access

Access for ambulant persons with disabilities is via the front entrance to the ground floor, wheel chair users can be accommodated should the requirement arise, a hard surface width path will supplement the general gravel area. Footpaths and roads link the site to local distributor roads and local services.

Wheel Bin storage area as existing

Secure covered cycle storage located in the garages.

Flood risk

No greater risk than existing, floor level continuous with existing

Drainage Statement

No change.

Land contamination assessment

Not applicable

Noise Assessment.

Not applicable

Biodiversity

A walk over survey was conducted and no visible evidence was present for Protected Species referred to in the Arun Biodiversity check list. The site has hedgerows on the west boundary, these will be inspected prior to the construction of the piers and fencing within the site boundary, there were no burrows or water features present. Works will be coordinated outside of the nesting season between 31st July and 1st March.

To minimise disturbance to Bats a proprietary bat box will be built into the existing eaves.

To ensure that no bats are disturbed a further survey will be undertaken prior to commencement of construction works and a licensed bat worker using hand tools will carefully remove bat roosting features encountered.