

PLANNING AND DESIGN STATEMENT

SIDE EXTENSION FOR GARAGE AND STORE WITH GUEST SUITE OVER

91 THE FAIRWAY, ALDWICK BAY ESTATE, BOGNOR REGIS PO21 4EW

CONTEXT

The site falls within the Aldwick Bay Conservation Area.

91 The Fairway is a large detached 2 storey dwelling of 'Georgian' design with rendered walls and sash windows under a slate hipped roof. There are 2 single storey wings with parapet walls to balconies, on each side of the main building. A single storey, flat roofed, extension has been added to the rear of the building.

The front garden is mainly lawn with a central drive and parking, the garage is used a gym for the dwelling. The rear garden includes a swimming pool.

The dwelling is typical of the houses in the Aldwick bay Estate, but is in need of some updating.

Planning consent was obtained on 17.05.12 to alter the single storey wings to 2 storey,

AW/83/12, construction works on this scheme are nearing completion.

Application AW/230/12 for a first floor rear extension was approved on 1.11.12, this extension is yet to be built

AMOUNT

The objective of the proposals is to provide a new double garage with garden store to the rear with lounge/bedroom/shower room accommodation above for guests or staff

LAYOUT

The overall layout of the building is unchanged; a central entrance door opens to a hall and staircase with main rooms off this area.

The extension is proposed to the eastern end of the dwelling

The only window facing the boundary is the shower, which will have obscure glass and be non-opening below 1.7m above floor level.

SCALE

The existing building has high ceilings on both floors, in order for this extension to not compete with the balanced front elevation the extension has 'normal' ceiling heights on both floors and a dormer window to a low eaves roof to the front, making the extension substantially subservient to the main house.

LANDSCAPING

No changes to the existing landscaping are proposed. No trees are affected by the proposals.

APPEARANCE

The extension has been designed to blend with the existing house, with matching materials.

ACCESS

No change to the existing entrance is proposed, permeable paving will be used for the extended drive.

FLOOD RISK ASSESSMENT

The Environment Agency Flood Map shows that the site falls with Flood Risk Zone 1. The proposals will not affect the existing foul or surface water drainage of the area.

December 2014.