

Planning Statement in Support of a Full Plans Application
Proposed Single Storey Garden Room To;
5 Cheveley Gardens, Bognor Regis, West Sussex, PO21 4NF for
Mr. L. Briscoombe

This planning statement is submitted in support of a Full Plans Application relating to proposed operational development at the above address.

The site is within Pagham Harbour Area Zone B, at risk of groundwater flooding and an Archaeological Notification Area.

Photograph 1 shows the proposed location for the garden room (North elevation) to the existing property.



Photograph 2 shows the front of the property (South elevation).



Garden Room

The new garden room is primarily for the client's children who visit on weekends.

The new room shall have a footprint of 7990 x 4950mm, and be formed from insulated timber framed walls, finished externally with cement board cladding, and internally with solid insulated floor. The roof shall be an insulated flat roof (with skylight) to match that of the adjacent garage.

New drainage shall connect to the existing private sewer. Electrical and water supplies to be served from the house. Stormwater to connect to the dedicated existing pipework or to soakaway.

Attachments:

We attach the following documents to this application:

- Proposed Elevations
- Proposed Floor Plans
- Section AA
- Timber Framed Wall Section
- Block and Location Plans
- Site Plan
- Planning statement
- C.I.L. form
- Biodiversity Statement