

Planning Statement in Support of a Planning Application

Proposed Single Storey Front Extension To;

12 Malborough Court, Bognor Regis, West Sussex, PO21 5QJ

Mr. & Mrs. Cook

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

Photograph 1 shows the front of the property.



Photograph 2 Shows the of the property from the north direction and the area to be extended.



Photograph 3 shows the same location, from east elevation.



Front Extension

The proposed front extension shall be formed from insulated cavity wall construction, using bricks to match the existing. The new pitched roof shall be formed with pitches & matching roof tiles to minimise visual impact. The current doorway to the property shall remain & a new u.p.v.c. double glazed porch be added, which shall be within the limits set out under permitted development. The existing front kitchen wall shall be removed to create a larger kitchen area into the extension. New windows shall be u.p.v.c. double glazed, matching existing windows. New solid insulated floor to be fitted to match existing hallway level. New shower room & W.C. shall be formed with required ventilation. New additional foul drainage shall be fitted & connected to the existing drain run (private sewer) to the front of the property. Surface water is to be discharged via existing arrangement or via a soakaway if required.

The porch area alone is within 3 metres of the public sewer and require acceptance from Southern Water.

Attachments:

We attach the following documents to this application:

- Existing Elevations
- Proposed Elevations
- Existing Floor Plans
- Proposed Floor Plans
- Block and Location Plans
- Section AA
- Site Plans
- Planning statement
- C.I.L. form