

Job ref: 1012/05
25th February 2010

DESIGN AND ACCESS STATEMENT

**18 SELSEY AVENUE
BOGNOR REGIS
WEST SUSSEX
PO21 2QZ**

PROPOSED TWO STOREY REAR EXTENSION

1.0 USE

The proposed extension to the property will enhance the existing living space available to first and ground floor accommodation. The additional kitchen space and bedroom will allow for a more comfortable environment during large family events such as Christmas.

2.0 AMOUNT

Currently the 6 bedroom property has an attached single side garage along with rear conservatory and an external lightweight lean-to. The proposal is to demolish the lean-to and extend the kitchen sideways over its footprint; also an additional bedroom with en-suite will be built over the rear portion of the kitchen.

3.0 LAYOUT

In considering the layout, expansion of the existing foot print has been limited, such that the new two storey extension remains over the existing kitchen and lean-to.

4.0 SCALE

The 2 storey extension increases the floor area of the property by approximately 26m², not taking into account the area of the existing lean-to.

5.0 LANDSCAPING

No external landscaping is proposed, only to make good around the building perimeter.

6.0 APPEARANCE

Currently the external walls have a painted render finish, the roof is hipped at the front, gabled at the rear and has plain clay tiles. The rafter feet are exposed but the fascia is not. The new roof will be pitched to match the existing angle but will extend down to the boundary, part of the extension will have a lower roof, this is to limit the effect on the neighbouring property. New windows and doors together with external finishes will all be in keeping and match the existing materials used.

7.0 ACCESS

It is not proposed to alter the access to this property. It is also proposed not to alter the existing parking arrangement on the driveway.