

**Planning, Design and Access Statement
to accompany Planning Application
for**

single storey side extension

At
1 Regents Way
West Meads
Bognor Regis
West Sussex
PO21 5QN



*Stephen Jupp, MRTPI,
Chartered Town Planner
February 2018*

1.1. ASSESSMENT OF CONTEXT

- 1.2. Stephen Jupp MRTPI have been appointed by a private client, Mr S Isted, and this statement is prepared as part of an application for planning permission for “*Single storey side extension*” on land at 1 Regents Way, Bognor.
- 1.3. The client currently owns 1 Regents Way –a detached bungalow and he wishes to extend the property to the north side to provide additional bedrooms.



- 1.4. The site is considered to be suitable to accommodate an enlarged dwelling, due to the size of the side garden and the precedent for a similar located side extension which received planning permission at 61 Marlborough Court.

Context

- 1.5. The existing dwelling is a detached bungalow located on the east side of Regents Way at its junction with West Mead Drive, which provides the northern boundary to the property.
- 1.6. It is located within the built up area boundary. This area of West Meads is characterised by detached and semi-detached bungalows. The property is not within any conservation area and is not listed, nor are there any listed building, or non-designated heritage assets in the immediate vicinity.

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[1 Regents Way, West Meads]

2. DESIGN

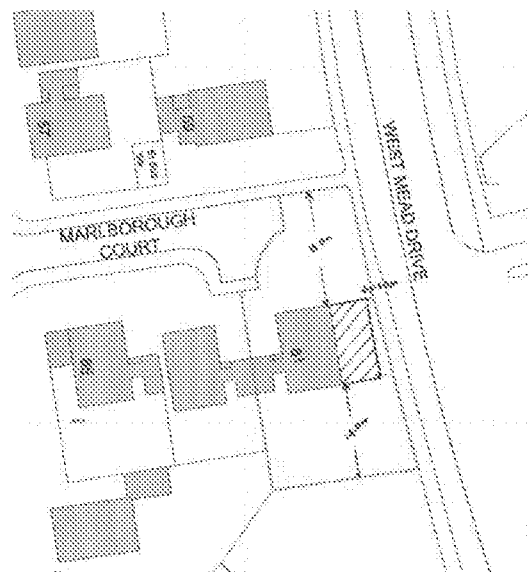
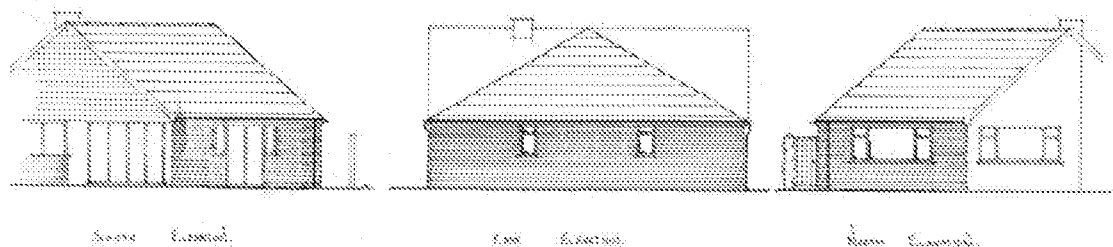
2.1. Amount

The Planning Application is for the erection of a single storey side extension.

2.2. Layout

The layout of the site as a whole will remain unaffected by the proposed works.

Special care has been taken to ensure that the proposed extension is not a dominant feature when viewed from West Meads Drive. In this regard the scheme echoes planning permission AW/307/15/HH for a similar sized extension to 61 Marlborough Court – located just a short distance to the north west. The permitted drawings and site plan for that permission as set out below.



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[1 Regents Way, West Meads]

2.3. **Use**

The dwelling will be used as a home by the applicant and will offer a modern residential property providing family housing in a popular area.

2.4. **Scale**

It is proposed to erect a side extension to this bungalow. This will be located on the east elevation facing towards West Meads Drive. The extension would 5.8m wide and 12.1m in length along the whole of the depth of the side of the existing dwelling. Eaves level would be the same as the existing dwelling at 2.4m and ridge level would be the same as the existing dwelling at 5.8m. The roof would be fully hipped at the side and roof pitches would be the same as the existing dwelling. Materials are indicated to be concrete tiles and face brickwork to match existing as closely as possible. The proposed extension would bring the dwelling to within 1m of the boundary with West Meads Drive.

2.5. **Landscaping**

There will be no change to any hard and soft landscaping.

2.6. **Appearance**

The local area is very urban and the proposed design is considered appropriate to its context.

Careful consideration has been given to the style of the building which is sympathetic to its surroundings through the use of materials, form and size.

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