

Design and Access Statement

Removal of Existing Sun Room and Provision of a New Rear Two Storey Extension – 5 Kingsway, Craigweil, Bognor Regis, PO21 4DQ.

1.0 Proposed Use

- 1.1 Provision of extended kitchen and dining area on the ground floor and a new master bedroom with en suite facilities to the first floor.
- 1.2 The existing sun room superstructure is to be removed to make way for the new development, the existing foundations will be re-used.

2.0 Amount of Development.

- 2.1 The rear extension consists of 16 m2 in internal floor area on the ground floor and an additional 19 m2 on the first floor.

3.0 Layout.

- 3.1 An extended breakfast and relocated kitchen area including the opening up of the new extension to the existing house along with facilitating internal alterations.
- 3.2 The new extension on the first floor provides a new bedroom facility with en suite accessed off the existing corridor.
- 3.3 The extension is not visible from the streetscene.

4.0 Scale.

- 4.1 The development is subservient to the existing building maintaining the original structure as the dominant form.

5.0 Landscaping.

- 5.1 Landscaping is unaffected by this proposal other than alterations to the existing patio areas and some raised decking.
- 5.2 No trees are impacted by this development, the altered part of the building nearest the side boundary where there are some mature trees, however, the existing foundation will be retained on this side. Where the ground floor portion is to be added with new foundations, this is well away from the trees.

6.0 Flood Risk.

- 6.1 The new extension and site lies within flood Zone 1 according to the Environment Agency maps and as such is located outside the area of extreme flooding.

6.2 Floor levels for the extension will be the same as existing.



7.0 Access.

7.1 The vehicular and pedestrian access is unaffected by this proposal.