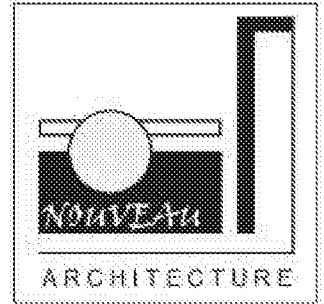




PLANNING STATEMENT

FOR WORKS TO
18 CHAWKMARE COPPICE
ALDWICK
BOGNOR REGIS
PO21 3SA



INTRODUCTION

This Planning Statement has been prepared in support of an application for a 'Lawful Development Certificate' for a new single storey rear extension and internal alterations to the floor plans at 18 Chawkmare Coppice Aldwick Bognor Regis PO21 3SA. The application is made on behalf of our clients Mr J Hamblin & Mrs W Barker.



Location Plan - Application site marked in red

The purpose of this document is to support and illustrate by the proposed design and should be read in conjunction with the submitted drawings PL01 – PL07.

BACKGROUND INFORMATION

The property is a detached bungalow and has accommodation over 2 floors with a later single storey addition to the rear. The site lies within the settlement boundary where the principle of development is considered acceptable subject to accordance with relevant development plan policies. The building has a long established C3a Use classification.

The property has white painted rendered walls under a concrete interlocking tiled roof. The windows and doors are white uPVC. The property also benefits from a good sized garden to the rear.

THE PROPOSAL

The proposals consist of the demolition of the existing uPVC conservatory and the construction of a single storey mono-pitched roof extension with a 3 no. Velux roof windows. At first floor level it is proposed to replace the existing roof light with a slightly larger model to increase light to the landing area and provide views out over the garden. Internally it is proposed to make alterations to the ground floor layout to relocate the Kitchen and Dining Room. The extension will extend 3.1m to the rear of the existing property.

The external materials will all be to match existing with painted render over a brick plinth. New casement windows and doors will be white uPVC. The roof will be finished in a concrete interlocking tiles.

PARKING and ACCESS

The proposed alterations will not introduce any new issues with regard to parking or access.

CONCLUSION

We believe the proposals are appropriate to the property and will be in keeping with the area. Due to the separation distances we do not feel that there will be any loss of amenities to neighbouring properties.

The proposals are a reflection of how our clients use the house and by making these alterations will allow them to fully enjoy their home and garden.

For these reasons we feel that this application should be supported.

APPENDIX A – Photographs



Photograph 01 – Existing North East elevation



Photograph 02 - Showing the side access.