

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

**SINGLE STOREY REAR EXTENSION. SINGLE STOREY REAR EXTENSION PLUS LOFT
CONVERSION INCLUDING HIP TO GABLE AND REAR DORMER AND FRONT
VELUX.**

AT

**8 SEFTON AVENUE
BOGNOR REGIS
PO21 3BP**

December 2025



PDK Architecture and Surveying.



1. Introduction

The property is a semi-detached house in a residential street. It has a large rear garden with side access and off road parking to the front. The applicant wishes to extend the property with a single storey rear extension replacing the existing conservatory plus a loft conversion including hip to gable, rear dormer and front Velux.

2. Assessment of physical context

The site is situated within a residential road.

The external appearance of the building is mainly retained at the front with the main extension to the rear and the hip to gable extension screening the rear dormer. The materials used will be chosen to look similar to the existing building using materials except for the dormer cheeks that will be clad with Cedral or similar cladding.

There is off street parking for 2 cars on the drive.

The site is not of listed status or in a conservation area, Area of Outstanding Natural Beauty or national park.

The site is generally level.

The surrounding area is residential.

The site perimeter consists generally of 1.8m timber fence and adjacent outbuildings at the rear and low fence at the front. All are to be retained.

There is no record of flooding on the site and the site is not in a flood risk area.

The surrounding houses are constructed in a variety of face brick and render with pitched roofs, many of near by houses have similar size extensions.

A water butt is provided to the rear of the building.

3. Social/economic context and planning context

The development will provide a larger dining / family area to the rear to replace the existing conservatory plus additional bedroom and en suite in the loft conversion.

The loft conversion could be carried out under permitted development rights for the property as it is under 50m³, set down from the ridge, set in from the side and eaves.

The rear extension is a simple single storey rendered flat roof that is slightly larger than the existing conservatory and what is allowed under permitted development.

Due to the small scale of the work being undertaken there will be no increase in traffic movements as it is a single dwelling.

Existing outbuildings are in use for family cycles to promote green travel into the nearby town.

Storage for refuse bins is provided to the side as existing.

4. Evaluation

The development will provide a quality family home in keeping with the original structure and nearby buildings.

5. Design Principles

The proposal mainly retains the external appearance from the street scene and materials with painted render to the extension, concrete tiles to the pitched roof to closely match the existing, plus Cedral or similar cladding to the rear dormer.

6. Landscaping

The existing garden and drive are retained as existing.

7. Drainage

The foul drainage discharge will be connected to the existing Foul sewer. The surface water drainage will discharge to existing or new soak away or sewer as required by building control. Water butts are provided to utilise roof water.

This Planning Statement is submitted in support of an Application for Planning Permission made on behalf of Sharyn Wall for the Single storey rear extension plus loft conversion including hip to gable and rear dormer and front Velux to the semi detached house.

Prepared By PJC

December 2025