

PLANNING STATEMENT

FOR

**NEW AND EXTEND DOMESTIC SINGLE STOREY GARAGE AND SINGLE
STOREY ENCLOSURE TO EXISTING POOL**

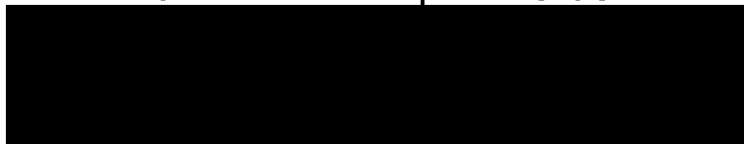
AT

**HARDCOURT
WEST DRIVE
ANGMERING
LITTLEHAMPTON
BN16 4JE**

June 2017



**PDK Architecture and Surveying.
29 Breach Avenue. Southbourne. Hampshire PO10 8NB.**



1. Introduction

The owner has several cars including a classic car, they wish to provide enclosed garage space for their cars, plus to enclose the existing pool and provide a leisure facility within the existing garage so the facilities can be used all year round.

All will be for the sole use of the dwelling.

2. Assessment of physical context

The proposal is to extend the existing garage to provide 1 additional car space, this will allow the existing garage that currently houses the pool plant and is used for cycle and general storage.

When cleared of general storage this will provide enough space for a small leisure facility and direct access into the new pool enclosure to the rear of the existing Annex and garage.

Finally, to provide a new larger than standard detached double garage with new access onto road. The garage is bigger than a standard garage to house the large classic car

The site is situated within a private estate and fronts west drive, it is set in front of the main dwelling partly on an unused grassed area that has a brick and metal wall and partial conifer hedge.

The surrounding area is residential with 2 golf courses nearby.

There is a current 5m wide access to the south of the site, this is only currently used as a pedestrian access, the proposed layout retains the crossover in its current size and location but opens up the pedestrian gate to ne double vehicle gates for the double garage, the other proposals retain the existing access.

The pedestrian access between areas is retained.

The site is not of listed status or in an Area of Outstanding Natural Beauty, Conservation area or National Park.

The site is has a slight fall from west to east.

The surrounding area is residential houses.

There 1 self seeded mature tree 'T1' and 1 ornamental palm 'T2' within the development. T1 will be professionally reduced by approximately 1/3. T2 will be removed and replanted elsewhere on the site. The shrubs and hedge will be retained.

A new conifer hedge is provided within the site to help screen the new double garage, this is not extended to the south east corner so visibility splays are retained.

The site perimeter consists of 1.8m brick wall with steel railings to the north, east and south side and 1.2m to 2m wall to the west.

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

The surrounding buildings are constructed in a variety of face brick, flint and tile hung walls with pitched roofs.

3. Social/economic context and planning context

Pre application advice for 3 options was sought from Arun Council ref. PAA/49/17, PAA/63/17, PAA/64/17. The proposed scheme has been revised taking note of the comments.

There are currently 2 new detached houses each with a detached garage being constructed to the south and other detached garages near the road frontage on west drive, (see photos).

The location of the proposed developments is situated behind the West Drive road building line, taking into account the new houses to the south and existing houses to the north

Due to the nature of the work proposed there may be an increase in traffic movements but this will be very minimal as the owner can only drive 1 car at a time.

Space is provided within the existing garage for storage of cycles to promote green travel.

Storage for refuse bins is retained as existing.

The proposal will have little effect on the adjoining property's.

4. Involvement of local interests

There has been no discussion with the adjacent owners.

5. Design Principles

The development has been designed to be sympathetic to the surrounding buildings with matching roof and wall features to the existing surrounding buildings.

The development will be built from sustainable sources. In line with current Building Regulations requirements.

Materials

Walls

Front Face brick with quoins and surround to windows and doors with flint to main walls to match existing.

Roof

Clay plain tiles to match existing.

Pool Grey single ply flat roof.

Doors and Windows

Stained timber double glazed windows to match existing.

Stained timber garage doors

PPC Aluminium bi fold doors to pool

6. Amount of development

The proposed areas are

Garage extension. 17.9m².

Pool enclosure. 41.8m².

Double garage. 40.9m².

7. Sunlight

The garage extension and pool enclosure will have no effect on any adjacent buildings due to its location and scale. The new detached double garage will produce a small amount of early morning shadow to the adjoining rear garden, but this will be mainly reduced due to the existing tree T1, it will therefore have little detrimental effect on any adjacent buildings or gardens.

8. Scale

Both height and footprint have been considered in the design response, as a method of achieving appropriate internal space and in order to integrate the proposal with the surrounding landscape. The proposal is smaller in scale to the adjacent buildings.

9. Landscaping

The existing grassed area will be retained where possible with the new brick paved drive.

A new conifer hedge is provided within the site to help screen the new double garage.

10. Drainage

The foul drainage discharge will be connected to the existing Foul sewer that serve the property.

The surface water drainage will discharge to the existing rainwater gullies and new as required to new soak away.

A linear drainage channel will be provided if required at the new double gates to prevent any water entering the highway.

June 2017

Extract from EA flood map showing site is not within zone.

