

PLANNING STATEMENT

FOR

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

AT

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

May 2020



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1. Introduction

In 2017 a similar slightly smaller scheme was approved, ref. A/121/17/HH. The owner has wishes to increase the size of the garage and pool enclosure to provide more internal space around the pool and to accommodate his classic car, the larger enclosure to the existing pool will allow between circulation and all year use of the pool and leisure facility within the existing garage.

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 covered car space for a large classic car, 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 garage.

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

The surrounding area is residential with 2 golf courses nearby.

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

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

There 1 self seeded mature tree 'T1' and 1 ornamental palm 'T2' within the development. T1 and T2 will be removed. The shrubs and hedge will be retained. T1 needs to be removed regardless of planning approval as the roots are beginning to affect the existing building.

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

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

Previous approval for similar extension, ref. A/121/17/HH.

The proposal will have little effect on the street scheme as it is mainly shielded by the existing building and hedge.

The garage extension is the same height as the existing.

The pool enclosure is the same height as the previously approved enclosure.

Due to the nature of the work proposed there will be no increase in traffic movements.

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. 22.4m².

Pool enclosure. 59.7m².

7. Sunlight

The garage extension and pool enclosure will have no effect on any adjacent buildings due to its location and scale.

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

No change to existing

10. Drainage

No change to the foul drainage.

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

Prepared By PJC

May 2020

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

Flood probability

Your proposed development is in an area with a low probability of flooding

