

Planning Statement:

New hip roof and rear dormer together with flat roof rear extension: 25A Central Avenue, Bognor Regis. PO21 5HT

Assessment and Physical Context

The site is located in the north side of Central Avenue in a mixed residential area, predominantly bow fronted semi detached houses. The existing building comprises a semi detached hipped pitch roof two storey dwelling with a side garage and rear conservatory and driveway parking provision with pedestrian access. Existing elevational treatment has tile pitch roof slopes over pebble-dash render and facing brick walls, interspersed with plastics windows and doors respectively.

Social, Economic and Planning context.

The proposal is for a flat roof rear extension replacing existing conservatory, to form new garden room, remodelling the dining room and kitchen, together with reforming the main hip roof as a new gable pitch roof and ancillary flat roof dormer. The proposal will reinforce the character and identity of the dwelling to produce a good design solution to ensure the proposals are in keeping and in character with the local area and within the parameters and design constraints of Policy Dev 19.

Involvement of Local Interests

No consultation.

Evaluation and Design Principles

The line of the pitch roof will be a continuation of the ridge line to form a new gable and will not effect adjacent property and retains privacy for both. A 45 degree vision line from the adjacent ground and first floor habitable room windows would not be compromised.

Amount of Development

The proposal is for a flat roof rear extension retaining adequate amenity on the site plan. The roof gable will complement a similar extension in the street scene. The new dormer is modest and in scale, compared to the adjacent roof structure.

Layout

As described on the accompanying drawings, the building makes good use of the site, the location for the extension is set to the north of the existing dwelling and does not impinge adjacent property or detract from their amenity.

Scale

The building is a traditional pitch roof semi detached house, similar to adjacent properties, within the context of the street scene. The pitch roof slope gable and modest flat roof dormer will compliment the existing character.

Appearance

Materials will match existing

Access

Access for ambulant persons with disabilities is via the existing front entrance to the ground floor, wheel chair users can be accommodated should the requirement arise. Footpaths and roads link the site to local distributor roads and local services.

Wheel Bin storage area as existing

Secure covered cycle storage as existing

Flood risk

No greater risk than existing, floor level continuous with existing