

PLANNING STATEMENT

Proposed Single-Storey Rear and Side (Wrap-Around) Extension 40 Greencourt Drive, Bersted, Bognor Regis, PO21 5EU

1. Introduction

This Planning Statement has been prepared in support of a **householder planning application** for the construction of a **single-storey rear and side (wrap-around) extension** at 40 Greencourt Drive, Bersted.

The application seeks planning permission for a modest domestic extension to an existing detached dwellinghouse, intended to improve internal living accommodation while remaining sympathetic to the character of the property and the surrounding residential area.

2. Site and Surroundings

The application site comprises an existing **detached dwellinghouse** located within an established residential area of Bersted. The surrounding area is characterised by similar residential properties set within generous plots.

The property is not located within a conservation area, is not a listed building, and is not subject to any special planning designations.

3. Description of the Proposed Development

The proposal is for the **construction of a single-storey rear and side (wrap-around) extension**. The extension will be positioned entirely to the rear and side of the dwellinghouse and will not project forward of the principal elevation.

The proposed extension will:

- Be **single storey in height**
- Have a **flat roof**
- Be finished externally in **composite cladding**
- Incorporate glazed windows and doors to serve the extended living accommodation

The development is intended to enhance the functionality of the dwellinghouse while maintaining a modest and proportionate scale.

4. Design and Appearance

The proposed extension adopts a **simple and contemporary design**, appropriate for a modern domestic addition.

The use of **composite cladding** is proposed to provide a high-quality, durable and low-maintenance external finish. The cladding will be finished in a **neutral, muted tone** to ensure it complements the host dwelling and integrates successfully with the surrounding residential context.

The scale, form and proportions of the extension are designed to remain clearly subordinate to the original dwellinghouse, ensuring the extension does not appear visually dominant or incongruous.

5. Impact on Neighbouring Amenity

Due to its **single-storey height**, rear and side siting, and appropriate relationship to neighbouring boundaries, the proposed extension is not considered to result in any unacceptable impacts on neighbouring properties.

In particular, the development is not expected to give rise to:

- Loss of privacy
- Unacceptable loss of daylight or sunlight
- An overbearing or dominant impact

The proposal therefore respects the residential amenity of neighbouring occupiers.

6. Planning Considerations

Although the proposal does not benefit from permitted development rights due to its wrap-around form, it is considered acceptable in planning terms when assessed against national and local planning policy.

The proposal represents a reasonable and proportionate form of domestic enlargement that:

- Respects the scale and character of the host dwelling
- Preserves the character of the surrounding area
- Provides improved living accommodation without adverse impacts

7. Conclusion

In conclusion, the proposed single-storey rear and side extension represents a well-considered and appropriate form of development. The design, scale and choice of materials ensure that the extension integrates successfully with the existing dwellinghouse and the surrounding residential area.

The proposal would provide improved living accommodation for the occupants without causing harm to neighbouring amenity or the wider streetscene. For these reasons, it is respectfully requested that planning