

Design and Access Statement

Proposal:

Single Storey
Pitched Roof
Rear Extension

Site:

Anderson Cottage
Shripney Road
Bognor Regis
West Sussex PO22 9PA

Applicant:

J Burgess Esq

The Design Component - Amount of Development

Consent is sought for the replacement of an existing single storey pitched roof conservatory with a single storey pitched roof extension.

Appearance

The development retains the appearance of the existing building using similar materials.

Layout

The extension, 6500mm long and the width of the property replaces an existing conservatory. The net increase in floor area being 24 square metres.

Landscaping

Not applicable to this application.

Access & Parking

Not applicable to this application.

Flood Risk/Drainage

The Environment Agency Flood Risk map identifies that the site is located within Flood Zone 1.

The flood risk assessment confirms that the site is not at significant risk of flooding from tidal or fluvial sources, overland flows, or from groundwater. The finished ground floor level for the development is as existing and has not experienced flooding.

The site is less than 1 hectare, 0.044 Ha, and therefore does not require the submission of a flood risk assessment.

Any additional surface water catchment from the extended roof will be to a new soakaway to building control requirements.

The Context Appraisal

Constructed of matching materials the proposal is to the rear and unseen from the public highway.

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