

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

**GROUND FLOOR REAR EXTENSION AND NEW SIDE WINDOWS. FIRST FLOOR REAR
EXTENSION AND CHANGE OF FLAT ROOF TO PITCHED ROOF.
INSTALLATION OF SOLAR PANELS TO ROOF**

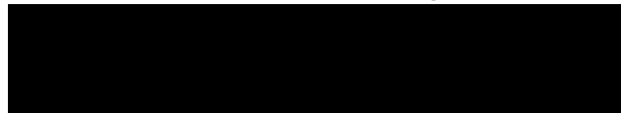
AT

**21 GREYSTONE AVENUE
BOGNOR REGIS
SUSSEX
PO21 5EA**

December 2021



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



1. Introduction

The proposed alterations will provide an additional playroom, shower room and rear living area with access to the rear garden. All of the alteration are to the side / rear of the semi-detached house.

2. Assessment of physical context

The site is a detached house with face brick walls and tiled pitched roof with a flat roof to previous rear extensions. The existing windows and doors are double glazed white PVCu.

It has an enclosed rear garden with rear access to the side of the property.

The site and building is not of listed status or national park or in a conservation area.

The site is generally level.

The surrounding area is residential.

There are no significant trees on the site.

The site perimeter consists of timber fencing, walls and hedges, all are to remain unaltered.

There is no record of flooding on the site the house not within a flood risk area.

3. Social/economic context and planning context

The development is to the rear of the property with a single storey ground floor extension and a first floor extension. The existing pitched roof is extended over the first floor to replace the existing flat roof.

Due to the nature of the work there will be no increase in traffic movements, there is sufficient space to park 3 cars of road.

The proposed elevational treatment will match the existing house with face brick walls and feature banding. The main roof extends from the existing pitched roof, recreating the hip in the new location. the windows and doors have been positioned to minimise overlooking with high level clerestory lights along the east side to bring light into the existing lounge. A glazed gable and roof lights provided to the day room to maximise light. The window to the dressing room is to be obscure and non opening below 1.7m eliminating overlooking the boundary.

Double glazed white PVCu windows and doors to match the existing house. Solar panels are shown and to be included in application, but do not require planning permission as can be carried out under permitted development rights.

4. Involvement of local interests

There has been discussion with the adjacent owners showing the proposed alterations. To date there has been no comment.

5. Design Principles

The development has been designed so there is no impact on the street scene and to minimise the impact on neighbouring properties as the ground floor extension is minimal and the first floor infills a flat roof single storey section with a new pitched roof with matching features as the existing roof. The new materials will all be sympathetic to the existing, with face brick walls, tiled roof and white PVCu double glazed doors and windows to closely match existing.

6. Amount of development

The increase in area for the house is 11.8m² at ground floor and 12m² at first floor.

7. Layout

The layout has been designed to provide an additional dayroom to the rear of the property to enjoy the south facing garden. The first floor extension allows the master bedroom to be moved to the rear with a new en suite shower room and dressing room. As part of the work the existing flat roofs are replaced with a tiled pitched roof to match the existing pitched roof.

8. Sunlight

The new layout will have little detrimental effect on any adjacent buildings as the existing adjacent house has a blank side wall adjacent to the rear extension.

9. Drainage

The foul drainage discharge will remain with local drainage connections for altered layout made within the site. The surface water drainage will be connected into the existing and new rwps. Taken to the existing drainage system or new soak away as required by building regulations.

10. Access

pedestrian access to the site will remain unaltered.

All proposed doors will be Part M compliant.

This Planning Statement is submitted in support of an Application for Planning Permission made on behalf N Croad.

Prepared By PJC

December 2021

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

Likelihood of flooding in this area

This location is in an area with a low probability of flooding

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

More information about flood zones

1

You don't need to do a flood risk assessment if your development is in flood zone 1 and:

- smaller than one hectare
- is not affected by sources of flooding other than rivers and the sea, for example surface water drains

2

If your development is in flood zone 1 and:

- larger than one hectare
- is affected by sources of flooding other than rivers and the sea, for example surface water drains

you can learn more about flood risk assessment in flood zone 1

3

You can also read more about flood risk assessments for planning applications

