

Planning Statement:

Pitch roof rear extension and alterations : 31 Bedford Avenue, Bognor Regis, West Sussex.
PO21 5AW

Assessment and Physical Context

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

Social, Economic and Planning context.

The proposal is for a 1½ storey rear extension replacing existing conservatory and store projection, to form new dining room and kitchen together with pitch roof and ancillary flat roof dormer. The existing rear garage roof is to be replaced, extended from the front section. 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 set below and extended from the upper main roof eaves as a subservient line and will not effect adjacent property and retains privacy for both. A 45 degree vision line from the centre of adjacent first floor habitable room window would not be compromised

Amount of Development

The proposal is for a 1½ storey pitch roof rear extension retaining adequate amenity

Layout

As described on the accompanying drawings, the building makes good use off 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 . A pitch roof slope with flat roof dormer and higher level roof light will compliment the existing character.

Landscaping

Existing garden decking to be reduced to provide level access .

Appearance

Materials will match existing

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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