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20 May 2022

Attention of the Planning department

Arun District Council

Littlehampton

**DESIGN AND METHOD STATEMENT**

PROJECT – Single storey rear extension to provide Ground Floor WC and Utility Area

LOCATION – 1 Markfield, Bersted, BOGNOR REGIS, PO22 9HW

This semi-detached two storey end of terrace property had a single storey Garage side extension built a few years ago and it occupies the remaining sideways space for full length of the current house, hence its irregular shape. It is used solely as a Garage / store.

The proposed rear extension could have been built within Permitted Development allowance for rear extension to semi-detached properties, but in view of the already permitted side extension and the clients phone contact with Arun Planning indicated that it could likely require planning permission, this application has been submitted as it would also ensure no planning queries in the future.

Like a lot of these similar newer properties in the surrounding area, they have been built without a Ground Floor WC. As my client has older relations that now struggle with stairs, my client felt only right to make a provision on the Ground Floor – a further extension being the only sensible option as only a small combined Lounge / Diner plus separate Kitchen on the main Ground Floor.

The proposed extension has the advantage of being on the north elevation and also the semi-detached connection is staggered back by approx. 1M. Added to this, the existing foul drain sewer and adjacent manhole necessitate the proposed side elevation being set away from the neighbour's house wall by 550mm too, hence putting the 7'-0" deep extension well behind the "light" splay lines from the neighbour property habitable room windows.

Designed "bridges" over the existing foul sewer with designed padstone foundations plus full trench fill foundations to remainder [foundations to be min 150mm below adjacent pipe invert]

The external finishes to match existing ie matching face brickwork, matching white Upvc doors and windows, matching Upvc rainwater goods and matching white Upvc fascias and soffit.

Much of the extension foot print will replace current paving slab patio area.

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