

DESIGN STATEMENT

FOR

PLANNING APPLICATION

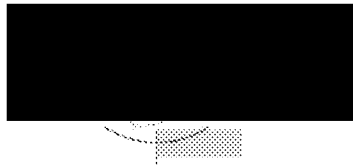
FOR

NEW DETACHED DOUBLE GARAGE

AT

ROSEBANK HOUSE
SHRIPNEY ROAD
SHRIPNEY
BOGNOR REGIS
SUSSEX
PO22 9PA

September 2013



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1. Introduction

The proposal will provide a new detached double garage with tiled pitched roof and materials and style to closely match the existing building.

2. Assessment of physical context

The site is detached within a large garden that has 1.8m high evergreen hedges to all boundaries. It is set back behind adjacent properties and cannot be seen from the road or adjacent properties.

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

The site is generally level with a 1m raised grass garden to the north and east.

The surrounding area is residential to the west, a pub to the south and farmland to the north and east.

There are trees and various shrubs on and around the site but no significant trees and none within falling distance of the garage, none of the trees are affected by the work.

There is no record of flooding on the site and the site is not in a flood risk area.

The existing building constructed in face brick with pitched sand faced plain tiled roof. The windows and doors are double glazed brown PVCu units.

Due to the nature of the work there will be no increase in traffic movements.

3. Design Principles

The development has been designed to fit on the existing drive and line with the end of the existing building.

The new materials will all match as closely as possible to the existing including a brick soldier course above the doors.

4. Amount of development

The footprint area for the garage is 40.3m².

5. Sunlight

The new garage will have no detrimental effect on any adjacent buildings due to the distance from any boundaries being in excess of 30m.

6. Scale

The layout has been designed to maintain the existing ridge level and building footprint.

7. Landscaping

There will be no change to the existing landscaping.

8. Access

Vehicle access to the site will remain unaltered.

This Planning Statement is submitted in support of an Application for Planning Permission made on behalf of Mr and Mrs Kam for a new detached double garage.

Prepared By PJC

September 2013

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

