

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

SINGLE STOREY SIDE AND REAR EXTENSION

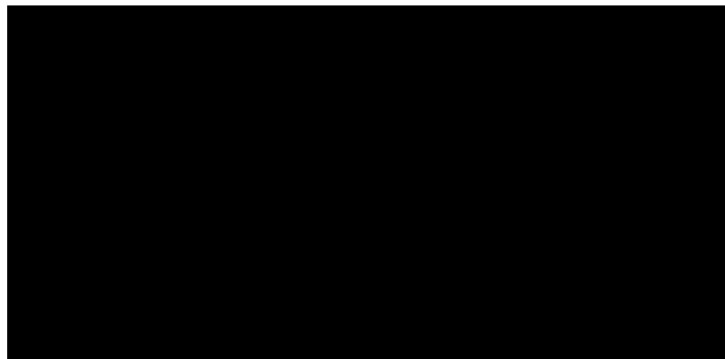
AT

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

July 2018



**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 semi-detached house with rendered walls with a brick plinth and tiled pitched roof with a pitched roof rendered garage to the rear. 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 1.5m and 1.8m timber fencing to the north west and north east and a 1.5m wall to the south east.

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

The existing windows and doors are double glazed white PVCu.

3. Social/economic context and planning context

All of the development is to the side and rear of the property and is single storey. The existing garage is to be demolished.

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 rendered walls with a brick plinth. The flat roof minimise mass, the windows and doors have been positioned to minimise overlooking with roof lights provided to the shower room and utility. There are no windows directly overlooking the boundary.

The new boundary wall will replace the existing 1.8m timber fence.

The existing garage is to be demolished and a new 1.8m timber fence provided at the boundary.

Double glazed white PVCu windows and doors to match the existing house.

Secure cycle storage is provided in the front drive.

Space for bins is provided in the front drive.

4. Involvement of local interests

There has been no discussion with the adjacent owners.

5. Design Principles

The development has been designed to minimise the impact on neighbouring properties by keeping the roof height low to reduce any overbearing to the neighbouring property and view from the street scene , There is little impact on the street scene and neighbouring properties. The new materials will all be sympathetic to the existing, with rendered walls with face brick plinth, grey flat 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 43.2m².

7. Layout

The layout has been designed to provide an additional playroom, shower room, utility and rear living area with access to the rear garden. Bin and cycle storage is provided in the front drive.

8. Sunlight

The new layout will have little detrimental effect on any adjacent buildings as the existing adjacent house is in morning shadow. Shadow to the rear garden of the adjacent property is reduced due to the demolition of the garage.

9. Drainage

The foul drainage discharge will remain with local drainage connections for altered layout made to a new manhole on site. The surface water drainage will be connected into the existing rwps. The impermeable area is no worse than existing as the footprint of the extension has concrete paving at present.

10. Access

pedestrian access to the site will remain unaltered. The rear door will have level access.

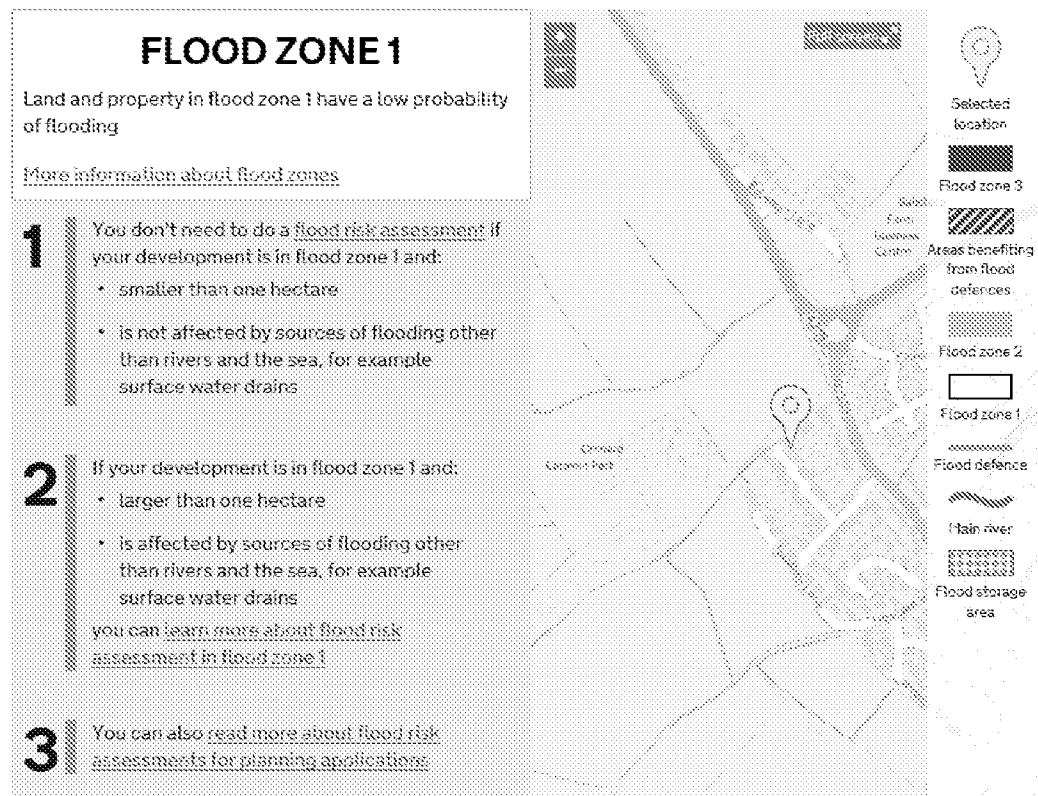
All proposed doors will be Part M compliant.

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

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



Prepared By PJC

July 2018