

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

2 STOREY SIDE EXTENSION

AT

**48 OSPREY GARDENS
BOGNOR REGIS
SUSSEX.
PO22 9QQ**

February 2022



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



1. Introduction

The proposed alterations will provide an additional bedroom, shower room and living area with access to the rear garden. All of the alteration are to the side of the end of terrace house.

2. Assessment of physical context

The site is an end of terrace house with face brick walls and tiled pitched roof. The existing windows doors and rear conservatory 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 and garage walls, 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 side of the property with a 2 storey extension that is set back from the front building line with a lower ridge to provide a subservient look.

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

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 at the rear and set down at the front. the windows and doors have been positioned to minimise overlooking with similar outlook to the existing.

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

4. Design Principles

The development has been designed so there is little impact on the street scene as it is the end of terrace next to the road and to minimise the impact on neighbouring properties as the extension is very similar to the existing building 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 – PPC aluminium double glazed doors and windows to closely match existing.

5. Amount of development

The increase in area for the house is 60.8m² across both floors.

6. Layout

The layout has been designed to provide an additional bedroom and bathroom to the first floor and larger kitchen and living area and WC at ground floor.

7. Sunlight

The new layout will have no detrimental effect on any adjacent buildings as the adjacent houses are a minimum of 16m away.

8. 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 rws. Taken to the existing drainage system or new soak away as required by building regulations.

9. 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 W Sykes.

Prepared By PJC

February 2022

Likelihood of flooding in this area

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](#)