

PLANNING STATEMENT

Prepared by R&R Design Studio on behalf of Mr & Mrs Valyte

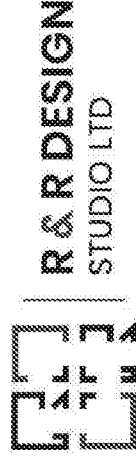
For the proposed Loft Conversion of:

St Anthony,
Town Cross Avenue,
Bognor Regis,
PO21 2DR

R&R Design Studio Ltd

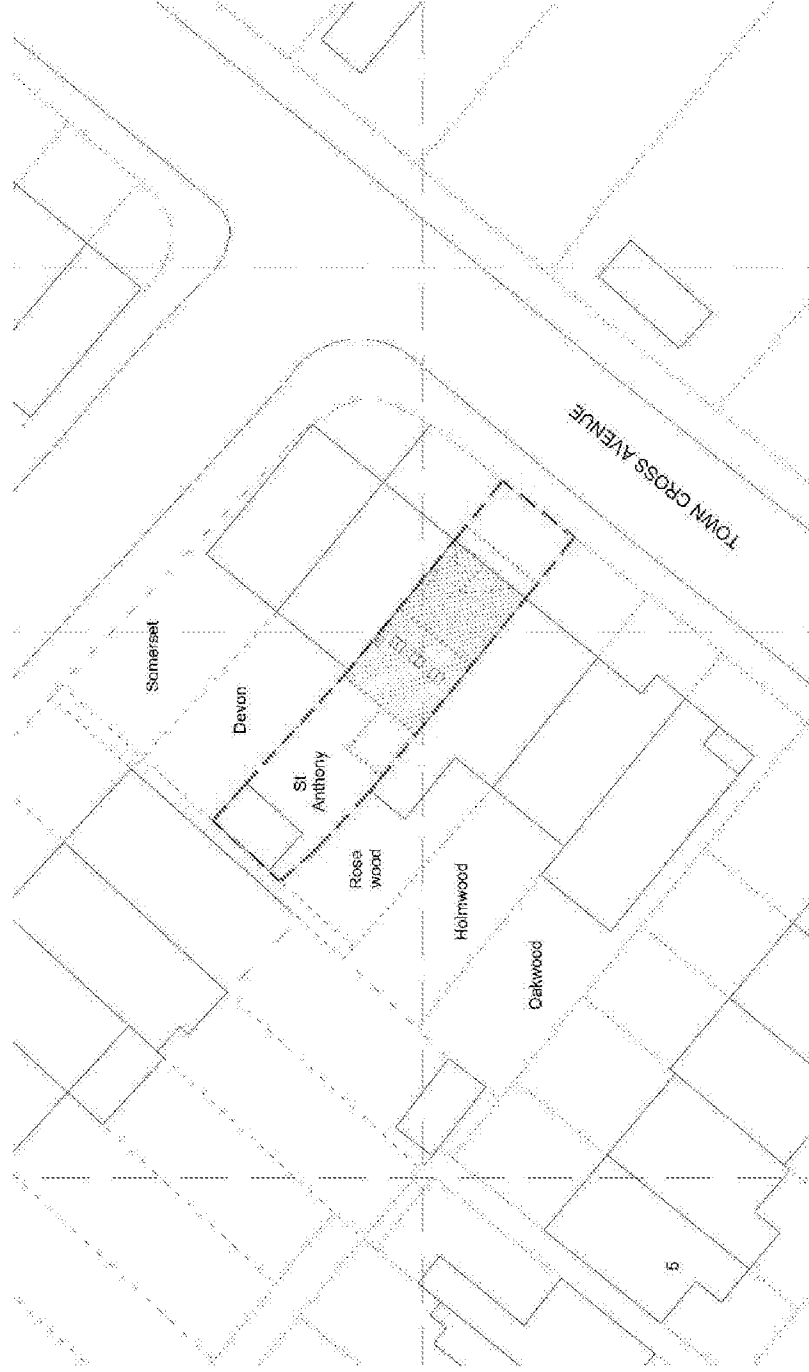


6 Kipling House, Newlands Avenue,
Waterloooville, Hants. PO7 5FY



THE SITE

- The application site is located within an established residential area of Bognor Regis. The land identified for the proposal consists of an existing two storey dwelling
- Established vehicular access to the site is available from Town Cross Avenue.
- The existing dwelling provides for 2 parking spaces on the driveway.



Proposed Site Plan

PROPOSAL

The proposal for the site is to convert the loft space into a bedroom including internal first floor alterations to replace the smallest bedroom with a new family bathroom. The new bedroom in the loft will be insulated to meet current Building Regulations and provide ventilation and natural light through the introduction of 3 new rooflights to the rear elevation of the dwelling.

- **Development Objectives**

- To provide much needed family accommodation in a sustainable location.
- To provide the most efficient use of the site whilst ensuring that unacceptable harm to the amenity of the of the neighbouring properties is not compromised as a result of the development.
- Create a high-quality well insulated habitable space.

TRANSPORT AND ACCESS

Access to the dwelling is via Town Cross Avenue. The existing dwelling currently provides 2 parking spaces at the front of the dwelling. As the smaller bedroom will be replaced with a larger bedroom in the loft space, it is not anticipated that there will be additional requirements for further parking.

SUSTAINABILITY

The proposed loft conversion will be designed to comply with current building regulation standards whenever practicable to make the home as energy efficient as possible.

REFUSE STRATEGY

Refuse is currently located on the drive at the front of the house. As the proposal will not provide a net increase in habitable spaces, it is not envisaged that there will be an increase in refuse.

CONCLUSION

Due to the current size of the smallest bedroom in the household, the owners have decided that to make best use of the current dwelling is to provide a larger bedroom in the loft space and replace the current bedroom with a family bathroom. This will provide the most efficient use of the existing dwelling through permitted development rights.