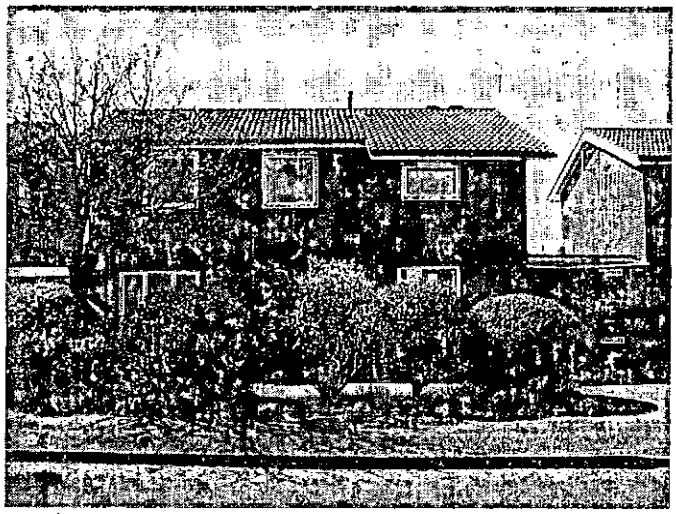
PROPOSED EXTENSION
24 KYOTO COURT
BOGNOR REGIS
WEST SUSSEX

DESIGN AND ACCESS STATEMENT
IN SUPPORT OF A PLANNING APPLICATION
BY JOSEPH GRIFFITHS AND LEIGH GRIFFITHS

PROPOSED SINGLE STORY EXTENSION
INTO THE GARAGE AND CONSTRUCITON
OF NEW GARAGE INTO THE CAR PORT

JULY 2010



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1.0 Introduction

This design and access statement has been prepared by Mr. Joseph Griffiths in support of a detailed planning application for an extension to 24 Kyoto Court.

The proposal is to extend the house into the existing garage and a section of car port and construct a new Bin Store / Cycle Store in the position of the existing car port.

2.0 Site and surrounding area

The application site comprises of a rectangular shaped parcel of land measuring 350m2. It lies in a residential cul-de-sac location in West Bognor Regis. The site currently comprises of a front garden and tarmac drive, a 2 story 4 bedroom house and garden to the rear. There is currently a garage and car port located to the side of the house. The site is generally level with power, water, gas, electricity and drainage services provided.

3.0 Involvement

The proposals have been talked over with the next door neighbour whom will be facing onto the proposed extension. No objections were raised. The proposals have also been briefly and informally discussed with the property owner over the road directly opposite the site and again no objections were raised.

4.0 Evaluation

The house is a 4 bedroom family home located in a street that lies within a quite residential location in west Bognor. The houses were constructed in the late 1970's, modern in style and architect designed. Local shops and amenities are within walking distance at Aldwick.

5.0 Use

It is proposed that the extension will enable the kitchen to be converted into a kitchen diner which would be more suitable for a modern family life style. It is also proposed that the additional room to the rear will be used as a playroom and as the children get older a study to provide a separate quite space for home work etc.

6.0 Amount

The total site area is 350m2. This will not change. The existing gross external floor area of the house is 153.9m2 which includes the ground and first floor and garage. The proposed extension will add 12.8m2 including the new bin store / cycle store giving a total proposed gross external floor area of 166.7m2.

7.0 Layout

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The layout of the extension proposals have been largely dictated by the existing layout of the house. It is proposed that the kitchen is extended sideways maintaining a good proportioned room and creating an area for the dining table within the kitchen. To the rear a small but nicely proportioned space will be left facing onto the back garden which is to be utilized as a playroom / study. It is proposed that light will be given to the kitchen through the existing window facing onto the back garden and through a Velux roof light position centrally over the dining area.

8.0 Scale

By extending into the garage and car port it will mean that no space is taken from the back garden maintaining a good balance between development area and outside space. It is proposed that a new bin store / cycle store is constructed at the front of the extension which will line though with the front of the existing car port. The height of the flat roof will need to be 450mm higher than it currently is. This is to allow the 2.4m ceiling height to run through from the existing kitchen.

9.0 Landscaping

It is proposed that a section of front garden be sacrificed in order to allow double width parking at the front. This will involve the removal of 3 small shrubs and a section of lawn area. It is proposed that the drive will be constructed of block paving sympathetic to some of the existing drive ways already constructed in Kyoto Court. A licience will be obtained from Highways for the addition of a dropped kerb to the pavement.

10.0 Appearance

As previously stated the house is modern in design and this is reflected in the design of the extension and choice of window, external door and garage door. In order to reduce mass and continue with the modern theme it is proposed that the roof over the extension is a flat roof. The external walls to the rear will be the existing brick built external walls to the garage which match in with the house. These will need to be extended up slightly with brickwork and mortar to match the existing. The newly proposed external walls to the front of the extension will be constructed with bricks and mortar to match existing. It is believed that the external appearance of the extension will be discrete and not look like an extension to the house.

11.0 Access

Floors within the house are to be maintained at the same level to allow ease of movement within the house. This will mean that there will be an external step between the extension and garden although there is currently in this location. None of the current users of the house are disabled.

The proposed extension will mean that access to the back garden will be through the Bin / Cycle Store and extension although door width access will be improved as it is proposed that a wide access 1010mm structural opening single door is to

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be provided between the garage and the extension and then 2 sets of double doors into the garden.

The existing car port is currently too narrow to use practically without climbing out one side of the car. It also currently often occurs that one car needs to be removed to allow another to come out and the original car then needs to be re-parked on the drive to prevent parking on the road. The double width drive way will make parking easier allow better room for the opening of doors.

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