



Planning Statement for new 2nd floor French doors with Juliet balcony and new sliding patio doors at 4, The Gables, Norfolk Square, Bognor Regis

Introduction

This statement is created in support of the planning application by our applicant Mrs J. Young to replace an existing bedroom window with a pair of French doors and glass Juliet balcony. Also to replace the existing window and door in the living room with a sliding patio door.

The site is located to the East of Norfolk Square and to the West of Bognor Regis Town Centre which is within walking distance. The Gables is a block of six two bedroom flats with face brickwork to the ground floor level and white painted rendered walls above under a flat walled roof.

The flat above number 4 has French doors, Juliet balcony in glass dealt with and approved under application number BR/157/13/. Flat 4 is positioned on the 1st floor to the north end of the block.

The Proposal

To replace in the bedroom, the existing one insert uPVC window with a pair of French doors with a glass fronted Juliet balcony to match the existing above at flat 6 in order to be sympathetic to the existing elevation and provide enhanced sea views and airflow.

The second part of the application proposes to replace the existing window and door configuration in the living room with a sliding patio door to match flat 6 above and provide enhanced sea views, light and ventilation.

Amount of additional floor area

The proposal adds no additional floor area.

Layout

The French doors are to serve the main bedroom accessed from the hall, the sliding patio door is to serve the main living room access from the hall.

Scale

Not applicable

Landscaping, parking & access

Not applicable

Appearance

The French doors and sliding patio door are to be of uPVC in smooth white finish and low iron highly insulating glass. The Juliet balcony will be of laminated glass with 4no stainless steel fixings.

In conclusion

The new French doors, Juliet balcony and sliding patio doors will improve the sea views, ventilation of the property and access to fresh air for the applicant who has mobility issues. The proposal does not affect the amenities of the neighbouring properties and brings the elevation of the building into harmony.