

PLANNING STATEMENT

LOFT CONVERSION

20 WELLINGTON ROAD, BOGNOR, PO21 2RR

Client: Mr & Mrs BURFORD

Prepared by Alan Prior MCIAT of AP architectural

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1. Context

The property lies within the town of Bognor Regis, West Sussex. Wellington Road is a residential street of two storey semi-detached houses built approximately in the early to mid 20th century.

The property is semi detached with a tiled pitched roof and pebbledashed elevations. Windows and doors are predominantly white PVCu double glazed.

The applicant wishes to provide accommodation within the existing roof space to provide an additional bedroom and shower room. The conversion will take place within the existing structure and will include Velux type roof lights. It is not proposed to construct a dormer window. It is likely that the existing roof covering may need to be replaced due to the lack of sarking felt. A new partition will be created on the first floor to make space for a staircase to be used to access the new accommodation. It is considered that the proposal will fall under Permitted Development Rights and the client wishes to obtain a Lawful Development Certificate to that effect.

3. Amount

The proposed new floor area of the loft conversion will be 26m². there will be a sloping ceiling and full height headroom of 2.4m

4. Layout

The existing internal layout of the first floor will be altered to partition the existing bedroom to create a purpose made staircase. Access to the staircase will be from the existing landing. The proposed accommodation will provide a bedroom and en-suite shower room.

5. Scale

There will be no external alterations other than Velux windows. It is likely that tile replacement may be necessary due to Building Regulations.

6. Appearance

The appearance will be largely unchanged other than Velux windows. It is likely that tile replacement may be necessary due to Building Regulations

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Southmead, West Bracklesham Drive, Bracklesham Bay, Chichester



Image 1 Rear view

7. Access

Vehicular and pedestrian access is not affected

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