

## **Planning Statement 5 Russell Terrace, Glencathara Road, Bognor Regis PO21 2SE**

### **Introduction:**

5 Russell Terrace is a property within a row of similar terraced properties located in Glencathara Road in Bognor Regis. It is neo-Georgian in style with some period like features including stone cills, headers and portico.

### **Description of Proposal:**

The application proposes to add a box bay window extension to replace the existing garage door to the front of the property with a balcony overhead and replacement of the existing window to the first floor bedroom with a balcony door and casements. The application also proposes to include the addition of a two storey bay window extension with doors and casements to the rear of the property.

### **Existing Property Characteristics:**

The existing property's layout is not working for the owner and is restricting and impounding on the day to day utilization and enjoyment of the house.

The existing garage is very narrow and is too small for the parking of modern vehicles. Entry and exit into and out of vehicles is very tight indeed. As a result this space is not being used for the purpose it was intended for. The proposal aims to facilitate better use of this space as either a study or home office. The balcony over would let more light into the first floor bedroom and would make full use of its western position to catch the evening sun.

The existing kitchen is small in relation to the number of bedrooms and the overall size of the property. The proposal aims to mitigate this with the addition of a new bay extension to give a greater feel of space without encroaching too much on the rear recreational area. The addition of the bay window and juliet balcony above would have a valuable impact on the perception of space in the existing lounge which at present feels cramped.

### **Local Planning Policy compliance**

The size and scale of the proposed works have been kept to a minimum to offset any overbearing impact to neighbouring properties.

Materials and styles of elements proposed are in keeping with the existing properties.

The proposed works will have no impact on access and infrastructure.

### **Conclusion**

This application is submitted in the belief that it complies with national and local planning policies and will not be detrimental to the street scene and will on the contrary make a positive contribution to the area and the enjoyment of the property by the owner. The consideration and use of complimentary material and styles in the works are believed to be in keeping with the character of the neighbouring properties. Scale has been kept to a

minimum with respect to adjoining properties. After careful consultation with neighbours and following no objections we request that planning permission be granted.

CY Associates