

Planning Statement

Proposed Double Storey Side Extension and Conversion to 2 Semi-Detached Dwellings 13 Normanton Avenue, Bognor Regis, PO21 2TU

1. Introduction

This Planning Statement has been prepared in support of a full planning application for:

- **The erection of a two-storey side extension;**
- **Associated loft conversion with rear dormer; and**
- **The subdivision of the existing dwelling into two semi-detached residential units.**

The proposal has been informed by the site context and relevant planning policy and seeks to deliver high-quality residential accommodation.

2. Site and Surroundings

The site comprises a detached dwelling located within an established residential area of Bognor Regis.

- **Normanton Avenue is characterised by a mix of detached and semi-detached properties**
- **The property benefits from a wide plot, allowing for lateral extension**
- **The site currently includes garage, storage structures, and an oak tree (to be removed)**

The surrounding area exhibits a varied but consistent suburban character, making it suitable for modest intensification.

3. Proposed Development

3.1 Extension Works

The proposal includes:

- **A two-storey side extension**

- **Removal of the existing garage and outbuildings**
- **Design integrated with the host dwelling using matching materials**

3.2 Conversion to Two Dwellings

The scheme will create:

- **Two semi-detached houses, each with:**
 - **Independent front access**
 - **Separate internal layouts**
 - **Private amenity space**

3.3 Loft Conversion

- **A rear dormer extension is proposed**
- **Total volume calculated at 28.60m³, within permitted thresholds**
- **Provides additional bedrooms and bathrooms to both units**

4. Planning Policy Context

4.1 National Policy

The proposal accords with the [**National Planning Policy Framework**](#) (NPPF) by:

- **Promoting efficient use of land**
- **Supporting housing delivery**
- **Achieving high-quality design**

4.2 Arun Local Plan (2011–2031)

The proposal complies with key policies:

- **D SP1 – Sustainable Development**
- **D DM1 – Design**
- **D DM2 – Character of the Built Environment**
- **H SP2 – Housing Provision**
- **T SP1 – Transport and Accessibility**

5. Design and Character

The design has been carefully developed to ensure:

- **The extension is subservient, with appropriate scale and massing**
- **The resulting building reads as a pair of semi-detached dwellings, consistent with the street**
- **External materials include:**
 - **Brick/render to match existing**
 - **Tiled roof**
 - **uPVC double-glazed windows**

The dormer is positioned to the rear, limiting visual impact from the street.

6. Residential Amenity

6.1 Impact on Neighbours

The proposal has been designed to minimise impact:

- **No unacceptable loss of light or overshadowing**
- **No harmful overlooking or privacy issues**
- **Appropriate spacing retained**

6.2 Future Occupiers

Each dwelling benefits from:

- **Multiple bedrooms across ground, first, and loft levels**
- **Good natural light and ventilation**
- **Functional layouts (kitchen/dining/living clearly defined)**

7. Highways and Parking

- **Existing access to Normanton Avenue will be retained**
- **The plot width allows for on-site parking provision for both dwellings**
- **The development is not expected to result in highway safety issues**

8. Trees and Landscaping

- **One oak tree is proposed for removal**
 - **Replacement planting is recommended to mitigate loss and support approval**
-

9. Sustainability

The proposal supports sustainable development by:

- **Optimising an existing residential plot**
 - **Providing additional housing without greenfield land use**
 - **Incorporating:**
 - **Energy-efficient lighting**
 - **Modern construction standards**
-

10. Conclusion

The proposed development:

- **Delivers two high-quality dwellings in a sustainable location**
- **Is well-designed and sympathetic to the surrounding area**
- **Complies with the [National Planning Policy Framework](#) and Arun Local Plan**
 - **Will not result in unacceptable impacts on neighbouring amenity or highway safety**

The proposal represents sustainable development and planning permission should be granted.