

ARUN DISTRICT COUNCIL				
No.	BR	85	D	CLP
SUBSTITUTION				
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DESIGN STATEMENT

FOR

PROPOSED EXTENSION & ALTERATIONS

AT

16 SHELLEY ROAD
BOGNOR REGIS
PO21 2SL

Revised 26 April 2010

Architectura
Architectural Design & Drawing Service
01243 811111

Design Principles and Concepts

Introduction

16 Shelley Road is a detached house situated in a quiet residential area in Aldwick. The property sits in a plot of 700m², the majority of which is to the rear and laid to lawn with mature planting. The neighbouring properties are of a similar size.

The property currently comprises a living room, dining room, kitchen and utility room to the ground floor, with five bedrooms and two bathrooms to the first floor. A brick external store to the side of the property is linked to the house via a UPVC lean-to structure.

Proposed Use

The proposal is to demolish the external store and link and replace it with a narrow side extension. This additional space will be opened up to the existing kitchen to provide a larger kitchen and dining area.



The Existing South (Front) Elevation

Amount of Development

The current property has a gross external area over two floors of 185m² (including brick store and lean-to). The demolition and proposed extension will reduce this by 2m², giving a total proposed gross external area of 183m². The property has not been extended in the past other than the addition of the lean-to.

Layout

The objective of the proposals is to create a kitchen and dining area more in proportion with the rest of the living space. A downstairs cloakroom is also proposed as the house currently has no such facility on the ground floor.

The side extension is approximately 1.6m in width, slightly narrower than the existing store / lean-to to be removed. The proposals would not be particularly visible from the road, with the side extension being similar in shape and size to the existing lean-to. The extension is set back approximately 6.5 metres from the front of the house, slightly further back than the existing store.

Scale

The eaves height of the side extension is approximately 2.3m from ground level, with a maximum roof height of approximately 3.6m.



The Existing East (Rear) Elevation & Extension

Landscaping

The existing landscaping will not be affected by the proposals.

Appearance

The existing dwelling has brickwork walls, tile hanging to the bays and gables, plain clay roof tiles, white UPVC windows and doors with UPVC soffits.

The proposed extension is to have brickwork to match existing, and white powder coated aluminium doors to the rear. The roof is to be tiled in interlocking tiles similar in colour to the main roof tiles due to the low pitch not being suitable for plain clay tiles.

Reason for Certificate of Lawfulness

Due to the changes to permitted development rights that came into effect on 1 October 2008, it is believed that the proposals do not require planning permission for the following reasons:

- No more than half the land around the original house would be covered by additions or other buildings.
- The extension is not forward of the principal elevation.
- The extension is not higher than the highest part of the roof.
- The eaves height within two metres of the boundary is less than three metres.
- The maximum eaves and ridge heights are no higher than the existing house.
- The side extension is less than four metres high and less than half the width of the existing house.
- Materials are to be similar in appearance to the existing house.
- The property is not on designated land.