

1.0 INTRODUCTION

- 1.1 This report relates to the planning application to Arun District Council for the proposed extension and alterations to form a single storey, ground floor kitchen extension, utility room and larger lounge at Trevellas, The Street, Clapham.

Reference should be made to the submission drawings:

SK01A Existing Plans & Elevations;
SK11B Proposed Ground Floor Plan;
SK14A Proposed East & West Elevations;
SK15A Proposed North & South Elevations;
SK18B Sketchup Images;
SK19B Sketchup Images.
SK21 Location Plan

2.0 DESIGN

2.1 Development Proposals

- 2.1.1 The site under consideration is Trevellas, The Street, Clapham. The property is situated behind neighbouring properties fronting on to Clapham Street.
- 2.1.2 The existing two storey property is mainly of brick construction, with vertical tile hanging to the first floor. The existing conservatory to the rear of the property is brick with powder coated aluminium glazing bars. The roof is clay tiles.
- 2.1.3 The proposal is to create a single storey extension to the west elevation of the property, opening up to the garden with a new decking area to the southern elevation.
- 2.1.4 The ground floor of the northern & southern elevations of the existing property are to receive a new render finish, with the render finish extending to the north and south elevations of the extension with horizontal timber cladding to the west elevation of the extension. Much of the south wall will be glazed in order to open the property to the garden and to maximise the benefits of the natural daylight.
- 2.1.5 The fascia to the flat roof parapet is to be clad in a traditional zinc finish, creating a deep eaves overhang. A timber pergola to the south elevation breaks the roof line and a pool below acts as a water catchment for garden irrigation.
- 2.1.6 The windows and doors are to be aluminium thermally broken; double glazed units which combined with insulation levels in the fabric of the building will exceed current Building Regulations standards.

Design, Access & Heritage Statement

3.0 PLANNING POLICY

- 3.1 The design has been developed in consideration with the following development plan policies;

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to Existing Residential Buildings

and planning policy guidance:	PPS1	Delivering Sustainable Development
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4.0 CONCLUSION

- 4.1 These alterations have been designed to retain and enhance the aesthetic of the existing property, with the proposed works principally to the west of the property. By maintaining a low eaves line the visual impact of the extension is reduced upon approaching the property from the street. As the property is set back from the street the extension will not be detrimental to the existing street scape.