

LUCKHURST

Architecture

West Chiltington - Haglands Lane - West Sussex - RH20 2QR - TEL: 01798 812476

SUPPORTING STATEMENT

LA034

The Glebe, Yapton Road
Climping
BN17 5RU

1.0 INTRODUCTION

This supporting statement has been prepared in support of a householder planning application for the construction of a single storey rear extension The Glebe, Yapton Road Climping BN17 5RU.

The statement should be read in conjunction with the following drawings and reports:

LA034_031

LA034_030

LA034_021

LA034_020

LA034_012

LA034_011

LA034_010

2.0 SITE DESCRIPTION

- The site sits in the village of Climping on Yapton Road.
- The property is not listed and not within a conservation area.
- The Glebe is a 4 bedroom detached property with a detached garage.

3.0 SIMILAR LOCAL DEVELOPMENT

- There are several nearby properties with similar ground floor rear extensions.
- We therefore believe that our proposals would be in keeping with the surrounding development.

4.0 RELEVANT PLANNING POLICIES

Our proposal has been designed inline with the following policies:

- National Planning Policy Framework (NPPF)
- The Climping Neighbourhood Development Plan

5.0 USE

- We propose to erect an environmentally efficient and aesthetically pleasing rear extension.

Directors: **Matthew Luckhurst** BA (Hons) M Arch RIBA **Catherine Bailey** BA (Hons)
Registered in England and Wales No. 12624748

LUCKHURST

Architecture

West Chiltington - Haglands Lane - West Sussex - RH20 2QR - TEL: 01798 812476

- The proposed extension to the existing property is to provide additional living accommodation, incorporating open plan kitchen, dining area. It will also create a more coherent floor plan improving the circulation around the property and its connection to the garden.

6.0 SCALE

- The proposed extension is single storey infill extension with 2 pitched roofs with roof lights. The extension will sit between the two wings on the existing property to minimize the impact on adjacent neighbours.
- Existing GEA 205.8sqm
- Proposed GEA 241.4sqm
- Overall, the extension equates to a modest 17.3% increase in GEA and allows for a living space more suitable for a 4 bedroom detached house.

7.0 APPEARANCE

- Existing rotten horizontal timber cladding replaced.
- Extension and porch to be clad in vertical timber to link it to the existing whilst highlighting the new elements.
- New windows throughout.
- Hidden Grey GRP flat roof.

8.0 LANDSCAPING

- The design will also incorporate a mixture of hard and soft landscaping connecting the internal living space to the garden.
- We propose a lawned area with planted borders to soften the design and provide habitats for wildlife.

9.0 ACCESS

- We propose to retain the existing access routes.
- The proposed design will also improve the circulation through the current building.
- The existing parking arrangements are unaffected by this proposal.

10 SUMMARY

We believe that all things considered the proposal would result in an enhancement over that which currently exists on site. The proposal makes a positive contribution to the appearance and character of the site, whilst also providing appropriate residential space which results in a high quality and functional family home for present and future occupiers. We look forward to confirmation from the Local Planning Authority that this application can be approved under delegated powers.

Directors: **Matthew Luckhurst** BA (Hons) M Arch RIBA **Catherine Bailey** BA (Hons)
Registered in England and Wales No. 12624748