

Job ref: 1019/07
November 2012

DESIGN AND ACCESS STATEMENT

73 ELM GROVE, BARNHAM, BOGNOR REGIS, WEST SUSSEX, PO22 0HW

PROPOSED SINGLE STOREY REAR EXTENSION

1.0 USE

The proposed extension to the property will enhance the existing living space available. The additional kitchen/diner space will allow for a more comfortable environment during large family events such as Christmas.

2.0 AMOUNT

Currently the detached 2 bedroom property has a kitchen with a small lean to porch attached. The proposal is to demolish this porch and to extend off the back of the property. The existing kitchen will be removed and the space remodelled to provide access through to the extension. The extension will include a kitchen diner, utility and a third bedroom.

3.0 LAYOUT

In considering the layout, there is large scope for expansion of the existing footprint due to the size of the plot relative to the existing structure. The extension will cover the existing footprint of the porch and extend out a total of 5m off the rear of the property.

The bedroom will have a separate access from the kitchen so that the sleeping accommodation is private. The central area will be developed into a bathroom and corridor with sun-tubes to overcome the lack of natural light through windows. The kitchen diner opens out onto the garden taking advantage of the view and enhancing natural light to this area. The utility room flows through from the kitchen to the rear of the property so this is practical and tucked out the way.

4.0 SCALE

The single storey extension increases the floor area of the property by approximately 50%. The existing property is small in relation to the size of the plot so this extension will not limit the size of the garden.

5.0 LANDSCAPING

No external landscaping is proposed, only to make good around the building perimeter.

6.0 APPEARANCE

The new extension will have a slightly lower ridge line, thus distinguishing it as an extension, but will mirror the appearance of the existing property with a pitched gabled roof. All materials such as bricks, tiles and windows will match existing materials used. Therefore it will be in keep with the current character and features of the property. The extension will not be visible from the front of the property.

7.0 ACCESS

There is no proposal to alter the access to the property. The existing parking will not be altered.