

PLANNING STATEMENT

**1 WEST RIDINGS
EAST PRESTON
WEST SUSSEX**

RESIDENTIAL EXTENSIONS AND ALTERATIONS

28th MARCH 2025

The application site lies on a residential street in East Preston.

The existing building is a large chalet bungalow of brick construction with a plain tiled roof and front dormer. Externally the property benefits from extensive land with a rear garden to the north some 29m deep and a front driveway of 11m deep to the street.

Within West Ridings and the surrounding streets there is a broad range of property styles and scales.



Application site



Front elevation from street

The existing dwelling is five bedrooms with three located to the ground floor and two within the roof space. There is also a large dual aspect living room, kitchen, utility and integral garage.

The proposed development seeks to extend to the rear by four meters single storey. This would meet permitted development requirements. This will allow for a large open plan kitchen dining space and separate utility.

This would also allow for a separate living area. The garage to the east would be extended to allow for two parking spaces.

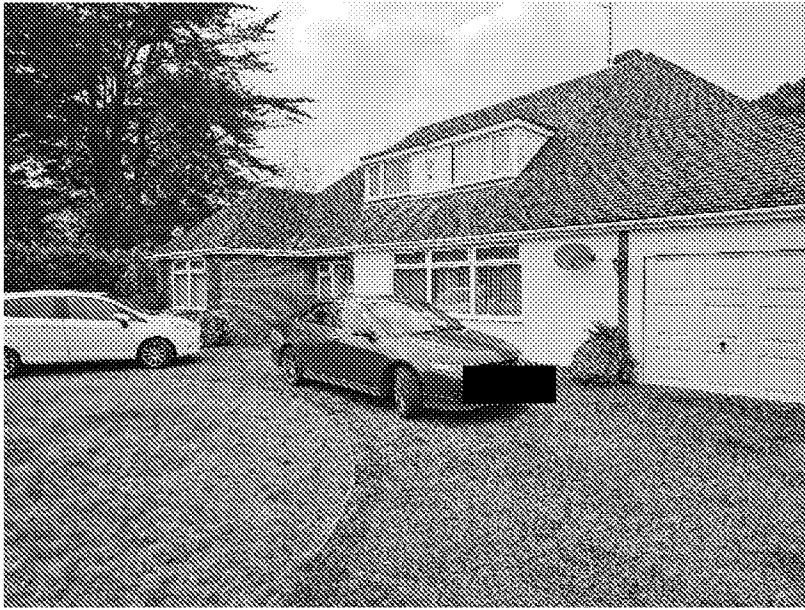
The front entrance would be brought slightly forward and extended upwards to form a front gable for the master bedroom above and a full height entrance hall.

Five bedrooms will be retained with two on the ground floor and three on the new extended first floor. The first floor will be extended by adding in gable ends a new extended front dormer and a new rear dormer.

The property will be rendered and painted white and have grey slate style roofing tiles and dray aluminum fenestration.



Rear of property



Front of property



Rear of property

As mentioned the area around the application site is littered with a mix of properties of varying sizes and designs so the proposed development is not felt to impose a negative impact on the street scene or local area.

Examples below.



Overhead view with application site shown in the bottom right corner showing a varying mix of property design.



Similar designed property just 240m from application site on Tamarisk Way