

Supporting Planning Statement

86 Roundstone Drive, East Preston, Worthing, West Sussex, BN16 1ER

Statement in Support of the Householder Application For a Proposed First Floor Side Extension at 86 Roundstone Drive, East Preston.



86 Roundstone Drive north (front) elevation.



86 Roundstone Drive south (rear) elevation.



The north (front) elevation looking south east.



86 & 84 Roundstone Drive south (rear) elevations.

1.0 Description of the Site & Planning History.

86 Roundstone Drive is situated on the south side of Roundstone Drive and comprises of a single family semi-detached house with 3 bedrooms at first floor, parking to the front and large garden to the rear. The property is not Listed and is not within a Conservation Area.

2.0 Previous Planning History

Previous planning applications listed on the Arun Planning public access website:-

EP/90/00 – Part single, part two storey side extension – Application Refused.

EP/9/13 – Single storey side / rear extensions and reconstruction of side outhouse to provide ground floor bedroom and bathroom and relocate kitchen – Approved Conditionally.

3.0 Reasons for the Planning Application.

The Applicants have prepared a statement to explain the reasons for the proposed Extension:

"We have three children, a boy aged 10, a girl aged 4 and another boy aged 2. We currently have three bedrooms upstairs and a small family shower room that is too small to allow a bath.

We had the ground floor extension built in 2013 for our disabled daughter who needed an accessible bedroom and bathroom. Sadly she passed away at home soon after this work was completed.

We have since changed the uses of these rooms to suit our family's needs. The ground floor bedroom now makes a lovely playroom for all the children to enjoy, including our nephew who we look after three days a week. The ground floor bathroom is now used as a ground floor cloakroom and utility room, which again with a large growing family is a necessity.

With the large age gap between the two boys, it is unsuitable for them to share a room and our ten year old also has learning difficulties which means he often needs his own space. Also, with the younger two children being of the opposite sex, in future they will need their own rooms. Our two year old currently still shares a room with us, which is not ideal but we have no choice as the third bedroom is too small for two beds.

We have considered utilising the space on the ground floor to be a bedroom for either ourselves or the children but due to our experience with our eldest passing away, we feel we need to all be on the same floor. If we were downstairs we may not hear the children if they needed us in the night, or vice versa.

Our worries are also that if there was a fire on either floor I may not be able to reach one of our children, whereas if we were all on the same level if anything were to happen we would all together.

Looking forward, each of the children will need to have their own bedrooms. This is going to be our home for the foreseeable as the eldest currently attends the local school and the middle child is enrolled to start in September. A larger family bathroom which will allow a bath is also a necessity for a family of five.

We envisage this to be our family home for the foreseeable future, where our children will grow up, attend the local schools and enjoy the village community. These are the reasons we would like to be allowed to extend our house and are applying for planning permission."

Vicki Thorne & Gavin Holloway.

4.0 The Proposals:

The proposed first floor side Extension would be to provide a bedroom for the third child plus a bathroom large enough to be able to install a bath.

The proposed Extension has been designed to be subservient to the existing house and would be constructed with a timber framed structure. The front and rear walls of the Extension would be set back from the front and rear line of the existing house with vertical tile hanging on all sides to match the existing roofs. The roof to the Extension has been designed with a lowered eaves level, a

pitched roof to the front and rear and a central flat roof. The pitch of the roof and the roof tiles will match the existing house and the central flat roof area ensures that the overall height of the extension is kept to a minimum.

The Extension has been designed to ensure minimum impact on the neighbouring property at 84 Roundstone Drive. The existing single storey side extension to 84 Roundstone Drive extends across to the boundary with 86 Roundstone Drive and is an outbuilding used for storage and is not a habitable room.

The 25 degree angle of view to the existing side (west) elevation window to 84 Roundstone Drive has been maintained and the height of the Extension has been lowered to ensure that no additional overshadowing will occur to the habitable rooms within 84 Roundstone Drive.



Rear Elevation of 86 & 84 Roundstone Drive.

The proposed new windows would match the existing house and the window to the rear elevation would have obscured glazing to ensure no additional overlooking from the proposed Extension into the neighbouring garden of 84 Roundstone Drive.

The proposed first floor side Extension has been designed to provide the additional accommodation needed for the family and respect the existing appearance of the house whilst ensuring minimal impact on the existing street scene.

5.0 Other Points.

Daylight & Sunlight.

The 25 degree angle of view to the existing side (west) elevation window to 84 Roundstone Drive has been maintained and the height of the Extension has been lowered to ensure that no additional overshadowing will occur to the habitable rooms within 84 Roundstone Drive.

Arborcultural Implications.

No trees will be affected by this proposal.

Utilities, Services & Foul Sewerage.

All services, utilities and foul drainage are to remain as existing.

Air Quality.

The proposals will not affect air quality.

Parking Provision.

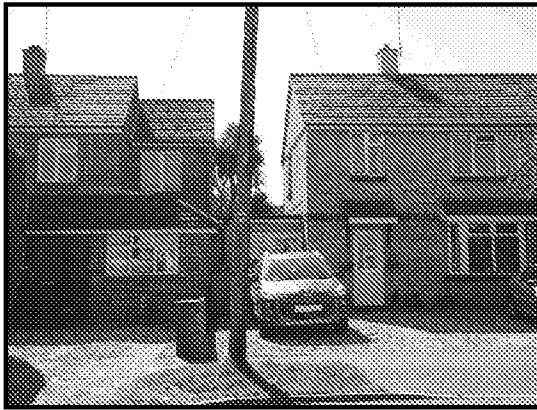
To remain as existing.

Flood Risk.

86 Roundstone Drive is not located in a flood risk area.

Precedent.

A similar first floor side Extension has been constructed at 80 Roundstone Drive.



Front Elevation of 80 Roundstone Drive.

6.0 Design & Access Statement**Use**

It is not proposed to change the existing residential use of the site.

Amount

This application is to provide a new Bedroom and larger Bathroom for the family home. The proposed first floor side extension to the existing house will be 2.6m wide by 6.5m deep and is set back from the front and rear line of the house.

Layout

The proposed side Extension has been designed to be accessed through the existing opening width of the existing side elevation window from the first floor landing.

Scale

The proposed Extension has been designed to be subservient to the existing house and respect the existing street scene.

Landscaping

The existing boundary fencing, walls, shrubs and hedges will be retained as existing.

Appearance

The proposed Extension has been designed to be subservient to the existing house. The front and rear walls of the Extension would be set back from the front and rear line of the existing house with vertical tile hanging on all sides to match the existing roofs. The roof to the Extension has been designed with a lower eaves height, pitched roof to the front and rear and a central flat roof. The pitch of the roof and the roof tiles will match the existing house and the central flat roof area ensures that the overall height of the extension is kept to a minimum.

Sustainability

Unaffected by proposals.

Vehicular Access

To remain as existing.

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