



HAZELWOOD, HARBOLETS ROAD,
WEST CHILTINGTON RH20 2LG

DESIGN STATEMENT

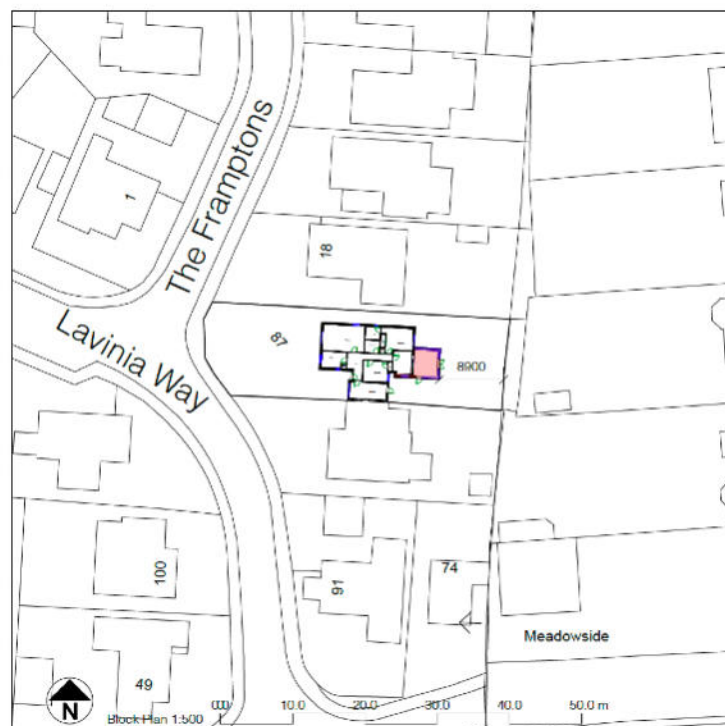
SITE: 87 LAVINIA WAY, EAST PRESTON, BN16 1DD

Applicant: Mr & Mrs George

Proposal: Replace existing conservatory with a single storey rear and side extension with a pitched roof.

The property is a mid 20th Century link attached bungalow in the built up area of East Preston. The site is predominately detached and semi detached bungalows along the length of Lavinia Way. The bungalow is a typical shallow pitched gable ended design with white painted brick wall and white fenestration.

An extract below of the block plan shows the street property layouts:



There is an existing UPVC conservatory to the rear which is to be demolished. The new proposal occupies all this footprint plus an additional increase to the rear of 900mm and to the south side the extension also increases by 600mm. The space to the south side adjoining neighbour still remains as a patio seating area with access to a rear pedestrian door, a converted garage. This pedestrian door is due to be changed to a window.

An extract below shows the existing elevations:



The roof line has been designed to continue the existing roof face and then form a new pitched roof with a gable end. The gable end will have white cement board horizontal cladding. The new extension is constructed to match the existing building with white painted bricks and white fenestration.

The design has been carefully considered to blend in with the existing and to avoid any impact or overshadowing to the adjacent neighbours.

The extract below shows the proposed elevations new works lined red:



Reproduced below is a CGI showing the proposal:



There is no local storm river /sea flood issues or ground water flooding for this area.
See extract below taken from the GOV.UK Flood analysis

Flood risk summary

Your selected location: 87, Lavinia Way, East Preston, Littlehampton, BN16 1DD

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

Groundwater

[More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoir flood risk](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.

Householder Planning is sought for this scheme considering local policy, the design is of good quality using matching materials, is subservient to the existing property, a modest size increase and has no adverse impact to any neighbour or the environment.