

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

NEW REAR SINGLE STOREY FLAT ROOF EXTENSION.

AT

**DOWNLANDS
156 LITTLEHAMPTON ROAD
FERRING
WORTHING
BN12 6PH**

March 2026



PDK Architecture and Surveying.



1. Introduction

The proposed alterations will provide a small day kitchen within a small single storey rear extension in the same style as a previous rear extension to the other side of the house.

2. Assessment of physical context

The site is a detached house in a residential area. It is located at the northern end of the village with access onto the A259. The main garden is south facing.

The site and building is not of listed status or in a conservation area or national park.

The site is generally level.

The surrounding area is residential.

There are no significant trees on the site within the garden, that will be affected by the work.

The site perimeter consists of 1.8m high timber fencing. All are to be retained.

There is no record of flooding on the site and the site is in a zone 1 flood risk area.

The existing building constructed in face brick to ground level with some of the first floor painted render, with a pitched plain clay tiled roof to the main house and felt flat roof to the rear west. The windows and doors are double glazed PVCu.

The proposed alterations are an infill between 2 previous extensions on the footprint of a concrete patio to the rear and are in keeping with the existing rear single storey extension. The area of extension is 38m².

3. Social/economic context and planning context

The alterations are confined to the rear and is single storey, there is no overlooking of adjacent properties.

The proposed alterations will have no impact on the street scheme or neighboring properties.

Due to the nature of the work there will be no increase in traffic movements.

4. Design Principles

The new extension will be constructed in the same materials, to the same height and to have the same details as the existing extension.

The extension will provide a large open plan living area onto the rear garden.

Access to and within the site will remain unaltered.

There will be no change to the existing landscaping.

The external appearance are to be constructed to match the style and materials of the existing building.

Mineral felt flat roof with brick parapet.

Walls face brick.

Windows and doors PPC Aluminium double glazed.

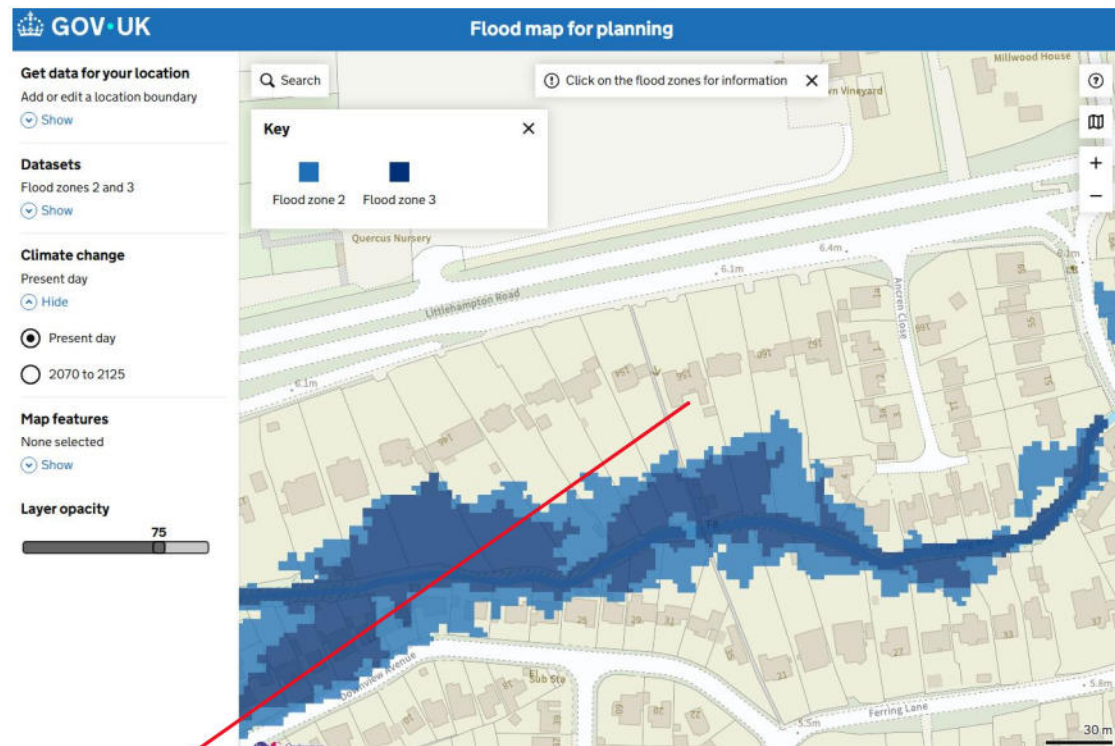
5. Drainage

The foul drainage discharge will remain unaltered.

The surface water drainage will be connected to the existing on site drainage and new soak away as required by building control.

This Planning Statement is submitted in support of an Application for Planning Permission made on behalf of A Fazal for the single story flat roof rear extension.

Prepared By PJC
March 2026



Site