

12th July 2011

Design and Access Statement

Proposed Single Storey Extension leading from existing Kitchen and Utility Room to rear
of garage to Bungalow

At

15 Ashmere Lane
Felpham
Bognor Regis
PO22 7QT

Design and Access Statement

The application to which this statement relates concerns the erection of a single storey rear extension under an tiled roof with a hip end and a utility room to the rear of the existing garage with replacement of the existing garage roof to form a single tarred felt roof covering the existing walkway.

1.0 Context Appraisal

1.1 Physical

The proposed extension will be used as a kitchen/breakfast room and utility room

The external area of the kitchen/breakfast extension will be 16.2 sq mtrs and the utility room extension will be 9.25 sq mtrs

1.2 Social

The extensions will serve the existing property as shown on the floor and site plans. Other properties are adjacent and to the rear. 17 Ashmere Lane to the south of the property being a chalet with existing extensions to the rear and will be 7 mtrs from the nearest face of the extension. 13 Ashmere Lane to the north is a bungalow and is adjoined by a single garage and has extensions to the rear and is 4 mtrs from the nearest face of the extension. 15 Ashmere Gardens is a bungalow situated to rear (west) of the property and is some 24 mtrs away. To the front of the property is the public highway and the extension will be barely visible from this face.

1.3 Economic

The proposed extension will have no effect on the local community

1.4 Involvement

A pre-application advice enquiry was submitted to Arun District Council on 21st April 2011. Written response from Mrs J Chatman on 9th May 2011 indicated that the original proposal was acceptable with each of the policies and that should appropriate planning application be submitted it would be likely to be acceptable.

1.5 Evaluation

The proposed extension, have been designed to meet the applicants requirements and are in keeping with the character of the area

1.6 Design

The external features and finishes of the extension will be in keeping with the existing buildings and local area.

The extension external walls are to be brick faced to match the existing building.

Tiled roof will be matching clay tiles. Existing garage roof to be removed and brickwork aligned to achieve adequate internal room height to the utility room and pitched to rear. Wall between garages to be extended in the form of a parapet to allow water to drain without affecting neighbouring garage roof. Neighbouring roof to be sealed to parapet with bonded lead or similar flashing.

A single span roof will be a felted and tarred to cover garage, walkway and the new utility room.

Windows and doors are to be of double glazed 24mm sealed units in white UPVC Velux window to be fitted to north facing breakfast room roof face with sun box to ceiling aperture.

Surface water drainage to be through guttering to the rear of the utility room and 63mm downpipe to a soak away min 5.0 metres from buildings.

Foul water drainage to be diverted from existing position marked on original plan view and repositioned to side walkway to join the existing drainage system Sealed traps to be installed at all turns or junctions to conform to Approved Document part H1.

All electrical works to conform to Approved Document Part P

1.7 Access

Existing accesses vehicular or pedestrian will not be affected by the extension works.

1.8 Trees and Shrubs

No trees or shrubs are to be removed or affected by this extension.

1.9 Elevations

The site and extension are predominately flat elevated approx 0.5 metres above road level