

Planning Statement:

Two storey side extension: 106 Felpham Road, Bognor Regis, West Sussex PO22 7PL

Heritage, Design and Accessibility Statement

The proposals are for a two storey side extension to provide new entrance hall and staircase with first floor bathroom and third bedroom, at ground floor relocated kitchen - breakfast room. The existing house will be remodelled to remove the existing staircase, kitchen and first floor bathroom. The extension is set in line with the existing north wall face, ridge height will be subservient to the existing ridge providing an attractive solution.

Assessment and Physical Context

The property is located on the corner of Felpham Road and Manor Close within the Felpham Village Conservation Area. There are listed buildings to the south 104 Felpham Road and west 101 and 103 Felpham Road. The property is likely to be mid 1800s, internal floor plans have been remodelled at some time. Elevations are rough cast colour wash render with modern colour plastics windows.

Social, Economic and Planning context.

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Involvement of Local Interests

Not Applicable

Evaluation and Design Principles.

A previous Planning Approval FP 97/ 16 HH proposed a larger extension set across the width of the site, this proposal reduces the width to provide parking space between the east boundary and the extension and retains greater depth in the south garden area. Clear glazed and openable roof lights are incorporated with sill level above 1.7m where restrictions in the previous approval required obscure glazing in dormer windows at first floor. Elevations will be colour wash render with black plastics doors and windows.

The proposal will reinforce the street scene and identity of the dwelling to produce a good design solution to ensure The proposals meets the requirements of Local Plan Section 13.4 and Policy D DM4 with a high quality in design, visually integrated in context, subservient in form not compromising the spatial character creating a positive addition.

Amount of Development

Forming 1.0m shaft rising through the building from lower ground floor to third floor level, with enclosing timber frame partitions.

Layout

As described on the accompanying drawings, the building has an attractive layout that will be complemented with the existing foot print remodelled internally to remove the staircase and relocate it to the new hall, forming an open plan lounge dining and at first floor two bedrooms. The extension provides at ground floor, new under stairs toilet, kitchen/ breakfast room and at first floor new bathroom and 3rd bedroom.

Scale

The extension will be subservient to the existing property with reduced level eaves line to compliment the existing structure. The north elevation bedroom will have small dormer window to provide safe means of escape. A projecting porch tile roof will give identity to the front door

Landscaping

The existing privett hedge will be pruned to reduce the height to give the north elevation presence in the street scene.

Appearance

Materials: Plain roof tiles, colour wash render, black plastics windows and doors to match existing

Access

Access for ambulant persons with disabilities is via the front entrance to the ground floor, wheel chair users can be accommodated should the requirement arise, a hard surface width path will supplement the general gravel area. Footpaths and roads link the site to local distributor roads and local services.

Wheel Bin storage area as existing

Flood risk

Not Applicable

Drainage Statement

Existing foul water connection.

Land contamination assessment

Not applicable

Noise Assessment.

Not applicable

Biodiversity

A walk over survey was conducted and no visible evidence was present for Protected Species referred to in the Arun Biodiversity check list. The site has hedgerows on the north and south boundarys, these will be inspected prior to the construction within the site boundary, there were no burrows or water features present. Works will be coordinated outside of the nesting season between 31st July and 1st March.

To minimise disturbance to Bats a proprietary bat box will be built into the existing eaves.

To ensure that no bats are disturbed a further survey will be undertaken prior to commencement of construction works and a licensed bat worker using hand tools will carefully remove bat roosting features encountered.