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This planning statement is in support of a Lawful Development Application to be submitted to Arun District Council for a Single Storey Extension to the rear of the property.

This statement will demonstrate how the design of the scheme complies with the relevant planning policies at national and regional level.

Reference should be made to the submission drawings for details of the proposals, ref:

PP-312

- ü 01 Existing Site & Location Plans
- ü 02 Existing Plans
- ü 03 Existing Elevations
- ü 04 Proposed Site and Location Plans
- ü 05 Proposed Plans
- ü 06 Proposed Plans
- ü 07 3D Visuals
- ü 08 Proposed Elevations

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The application site extends to an area of approximately 480m²

The property is set back south from Bereweek Road close to the coast of Bognor Regis

The road is made up of a mix of one and two storey residential properties which share similar design characteristics with a couple of unique dwellings mixed in.

The detached property consists of two storeys with rendered walls, white double glazed windows under a tiled pitched roof.

The front garden consists of tarmac for parking and access to the garage, lawn, a mixture of vegetation and a low level brick wall.

The rear of the property can be accessed externally via the side gate or through the property where there is paving, lawn/vegetation/trees and timber fencing to the boundary lines.

The site does not appear to be of listed status and is considered to have a : Low ~ level flood risk (according to Bognor Regis Flood Map).

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The property does not have any relevant planning history to date.

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The applicant will be seeking approval for a Lawful Development Application for a Single Storey Extension to the rear of the property.

The policies contained within the National Planning Policy Framework published 27th March 2012 will apply. The proposal has also been considered with particular regard to Arun District Council's current Local Plan, the Conservation Area Statement (Craigweil House, Aldwick), Article 4

Directions and all relevant Supplementary Planning Guidance, Planning Documents and material considerations.

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The existing main dwelling is for residential use.

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The proposed single storey extension will increase:

- 2. The ground floor GIA (not including garage) from 64m² to 94m²

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The proposal will provide a new utility room, new dining and snug spaces and will expand the current properties ground floor footprint.

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The proposal has been designed to be sympathetic to the host building by adopting similar design/construction techniques.

The extension will be made up of rendered walls to match existing, a crowned roof consisting of a GRP flat roof & tiles to the pitched elements, new flat roof lights, new skylight to the existing property, relocation of existing external doors and new windows and bi-folding doors to maximise the intake of natural daylight, helping to make the new space more efficient and sustainable.

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The rear part of the garden will be adapted to allow for the newly extended space. The extension will have no impact on any major landscaping and will only see the removal and relocation of paving.

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Access to the house will stay as existing.

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- 2. The proposal has been considered with regards to the National and Local plan policies.
- 2. The proposals would be appropriate in terms of design and appearance in relation to the main building and surrounding area and will maintain, reinforce and enhance the character and quality of the property.
- 2. The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built up area or landscape.
- 2. Regarding local policy considerations, the proposal is:

- o Well designed, sited and detailed in relation to the existing property, adjoining properties and to the surrounding area;
- o It would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
- o It takes account of the existing space around buildings and the character of the area.