

DESIGN STATEMENT

FOR

PROPOSED EXTENSIONS

AT

2 HAYLEYS GARDENS
BOGNOR REGIS
PO22 7ES

September 2020



Introduction

2 Hayleys Gardens is part of a small close of similar properties; predominately detached bungalows. The property is single storey and constructed with facing brickwork and a plain clay tiled roof. The property lies in the heart of Felpham village.

Planning permission (FP/272/18/HH) was granted in February 2019 for a single storey front and rear extension.

This application is for revisions to the permitted scheme with the addition of an extension to the front bedroom, partial garage conversion and reduction in the permitted rear utility room extension.

Assessment of Physical Context

2 Hayleys Gardens is a detached property and has gardens to all sides and is situated at the end of the close. The front (west) and side (south) gardens are mainly laid to lawn with planting while the rear (east) is mainly hard landscaped and the north side provides a parking area.

It is located in the built up area boundary and is also located within the conservation area.

The property currently consists of one reception room, a kitchen, bathroom, cloakroom, two bedrooms, attached garage and timber framed store on the rear of the garage.

Amount of Development

The existing property has a gross internal area of approximately 113.5m². This includes the garage and rear store room. The proposed gross internal area including extensions and retained garage is approximately 139.9m².

The proposal is to add extensions to the front and rear and convert part of the garage. The proposed accommodation consists of living room, enlarged kitchen / breakfast room, utility room, two bedrooms with connecting en-suite shower room, family bathroom and family shower room and a small garage.



The existing front elevation

Layout and Scale

The small extensions and re-planning increase the usability of the property and bring the layout more up to date with modern living arrangements.

The layout is very similar to the previously permitted application although the projection of the utility room extension has been reduced to fall in line with the kitchen extension. A small extension to the front of bedroom 1 has also been proposed. The roof height of this extension is to match the existing while the previous application sought permission to raise the roof height in this area.

Appearance

The existing bungalow has facing brickwork walls and a plain tiled roof. It is proposed to render all of the existing and proposed external walls while the roof tiles for new pitched roofs will be to match the existing tiles.

Landscaping and Access

The existing gardens will be adapted to suit the proposed extensions although the layout and design will remain as existing.

Access into the property will be no worse than existing while the new entrance door and side panel can both open for easier access.