



C O P P I N G L I N D S A Y A R C H I T E C T S

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PI/233

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59 Crossbush Road, Felpham, Bognor Regis, West Sussex PO22 7LY

Proposed Rear/Side Ground Floor Extension Design & Access Statement

Location and History

The proposal site lies in the private Summerley Estate in Felpham. The site is not in a Conservation Area and the property is not a Listed Building.

The existing dwelling is a two-storey detached house, with original adjoining single-storey garage, built as part of the original Summerley Estate, which was developed mainly in the 1920s and 1930s. There have been no extensions to the property since the original construction. Pedestrian access to the property is not affected. Vehicle access to the property is not affected.

Application

The proposal is for the resubmission of a previous application ref: FP/140/12/ refused permission dated 21 August 2012.

The revised proposal is for the demolition of the original existing single-storey garage and the construction of a ground floor single storey rear and side extension to house internal accommodation, with the removal/incorporation of the affected existing facades at ground floor level. No extension work is proposed at first floor level. The new garage proposed in the earlier application has been omitted in its entirety in this resubmitted application.

The proposed works fall into two separate, linked, parts:

1. Rear/Side Extension (Kitchen, Dining, Living)

The proposed rear/side extension (containing Kitchen/Dining/Living) forming part of this application could have been submitted for a Lawful Development Certificate, as it falls physically within the constraints of Permitted Development. However, we were advised by David Easton of Arun District Council Planning Department that the construction of the proposed side extension (Utility), if carried out at the same time, would negate the rights under Permitted Development and thus this part of the works should be included in the planning application.

2. Side Extension (Utility)

The proposed side extension (Utility) also falls physically within the constraints of Permitted Development with the exception of the width, which exceeds the limit of half of the width of the original house by less than half a metre, thus requiring planning permission.

Design

The overall design is in keeping with the existing house. The external walls will be rendered to match the existing and the roofs will be flat with parapets to the Utility to match the existing garage and to keep the overall height to a minimum. Roof lights set back from the perimeter will provide natural daylight to the new accommodation. The doors at the rear of the extension will be double-glazed.

All building elements will accord with current building regulations.

The existing hedge to the adjacent north-eastern boundary, which is in the ownership of the application site, will be retained as far as possible, but will be partly removed to accommodate the proposed works.

A new garden shed is proposed to the western corner of the application site. This will be located behind the line of the principal façade and will be dealt with under Permitted Development regulations.