

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

**DEMOLITION OF REAR CONSERVATORY.
NEW SINGLE STOREY REAR EXTENSION.**

AT

**7 IVANHOE PLACE
FELPHAM
SUSSEX.
PO22 7QN**

January 2019



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1. Introduction

The proposed alterations will provide updated modern accommodation for the family and provide an open plan living area by providing single storey flat roof extensions to replace the existing dilapidated timber conservatory to the rear and a small utility room within the garage with a slightly raised rear section of flat roof.

2. Assessment of physical context

The site is a detached bungalow in a residential area. It has painted brick walls with felt shingles to the gable walls and dormer cheeks and plastic cladding to the front elevation. It has a pitched roof to the main building and flat roof to the garage and dormers. It has off road parking to the front and an enclosed garden to the side and rear.

The site and building is not of listed status or national park or in a conservation area.

The site is generally level.

The surrounding area is residential.

There are no significant trees on the site.

The site perimeter consists of 1.8m timber fencing.

There is no record of flooding on the site and it is not within flood risk area.

The existing windows and doors are double glazed white PVCu with a painted timber conservatory.

3. Social/economic context and planning context

The development is to the rear and side of the property with a utility room within the existing garage. This section of garage roof is to be raised in line with the new extension with the existing flat roof over the garage retained with a new flat roof light into the garage.

The rear extension extends approx. 915mm past the line of the existing conservatory to the side and on the same rear line. It has a felt flat roof with Velux roof window.

The extension is mainly screened by the existing 1.8m timber fence.

Due to the nature of the work there will be no increase in traffic movements, there is sufficient space to park cars off road.

The extensions are designed to be sympathetic with the existing building with a flat roof to minimise massing.

The proposed development will not affect any rights to light of adjacent properties.

4. Involvement of local interests

There has been no discussion with the adjacent owners.

5. Design Principles

The development has been designed so there is minimal the impact on neighbouring properties or street scene.

The extensions are designed with a low pitch roof to reduce massing.

The new materials will all be sympathetic to the existing, with face brick walls, and tiled roof, white PVCu double glazed doors and windows to closely match existing.

6. Amount of development

The increase in area for the house is 5.6m² to the ground floor

7. Sunlight

The proposed development will not affect any rights to light of adjacent properties or throw a shadow into the rear gardens of the adjacent properties.

8. Drainage

The foul drainage discharge will remain with local drainage connections for altered layout made internally.

The surface water drainage will be connected into the existing and new rwps taken to new soak away as required by building control.

9. Access

pedestrian access to the site will remain unaltered.

All proposed doors will be Part M compliant.

This Planning Statement is submitted in support of an Application for Planning Permission made on behalf S Murray.

Prepared By PJC

January 2019

Extract from EA flood map showing site is not within flood zone.

Likelihood of flooding in this area

This location is in an area with a low probability of flooding

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

1

You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:

- smaller than one hectare
- is not affected by sources of flooding other than rivers and the sea, for example surface water drains

2

If your development is in flood zone 1 and:

- larger than one hectare
- is affected by sources of flooding other than rivers and the sea, for example surface water drains

you can [learn more about flood risk assessment in flood zone 1](#)

3

You can also [read more about flood risk assessments for planning applications](#)

[Learn more about the potential sources of flood risk in this area](#)

The map displays a residential area with streets labeled AJAX PLACE, SOUTH DRIVE, ANDREW AVENUE, and HINDLE ROAD. A yellow location pin marks a specific site. The map is color-coded to show flood zones: Flood zone 3 (dark blue), Areas benefiting from flood defences (diagonal lines), Flood zone 2 (light blue), and Flood zone 1 (white). Other features include Flood defence (orange line), Main river (blue line), and Flood storage area (blue grid). A scale bar indicates 50m, and a 'Full screen' button is visible in the top right corner of the map area.

ARUN DISTRICT COUNCIL FP/24/19/HH