

Planning Statement

Alterations and extension: 1 Old Rectory Gardens, Felpham, Bognor Regis. PO22 7ER

Assessment and Physical Context

The site is located on the junction of Limmer Lane and Old Rectory Gardens located in the Felpham Village Conservation Area. The existing building constructed around the 1960s comprises a detached pitch roof two storey house, with an attached flat roof double garage with driveway/ parking provision fronting Old Rectory Gardens with open plan frontage. Existing elevational treatment has tile pitch roof slopes over facing brickwork walls interspersed with painted plastics windows and doors respectively. The property has simple plain cottage character.

Social, Economic and Planning context.

The proposal is for a pitch roof extension to the front of the kitchen/ dining room aligning with the existing facing brick cloakroom and entrance lobby.

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.

Involvement of Local Interests

The Estate Approval has being granted.

Evaluation and Design Principles

The extension elevations will be subservient to the existing roof line and provide an attractive addition to the street scene. Retaining the existing window the new roof will be a lower pitch but retaining the same character. The facing brickwork is contemporary with the 1960s design, with flint panels will revitalise the west elevation frontage without changing the proportions and will not be visually intrusive.

Amount of Development

A 10m² extension to front of the existing dining room with pitch roof. Redesign of the existing cloakroom to incorporate a roof light.

Layout

As described on the accompanying drawings, the building makes good use off the site and does not impinge adjacent property or detract from their amenity.

Scale

The building is a traditional pitch roof house similar to the adjacent property, and in proportion within the context of the street scene. New dining room extension will be subservient to the main roof line and continuous with the garage fascia line, will compliment the existing character.

Landscaping

Existing trees on the front lawns provide simple seasonal screening.

Appearance

Materials facing brickwork walls, plastics eaves fascias, clear glazed, white window. Slate roof tiles to compliment the neighbourhood character.

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. Footpaths and roads link the site to local distributor roads and local services.

Wheel Bin storage area as existing

Secure covered cycle storage as existing.

Flood risk

No greater risk than existing, floor level continuous with existing

Drainage Statement

No change.

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 trees on the grass frontages and shrub planting on the north east 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 and encourage roosting for Bats a proprietary bat brick will be built into the new 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.