

**PLANNING STATEMENT**

**FOR**

**PROPOSED**

**WORKS TO**

**49 MINTON ROAD**

**FELPHAM, WEST SUSSEX**

**FOR**

**MR A BILLINGS**

**AND**

**MR T PESKETT**

This Planning Statement is to accompany the attached planning application for the proposed works at 49 Minton Road, Felpham, West Sussex. The Planning Statement has been written in accordance with the associated government guidelines, paragraphs 82 to 96.

## **BRIEF DESCRIPTION OF EXISTING PROPERTY**

The existing dwelling is a rendered detached dwelling fronting Minton Road, Felpham, West Sussex with tiled roof to main building and flat roofed area over single storey side extension. The dwelling is a two storey building with a single store side extension with attached garage under cat slide roof, and a pvc double glazed conservatory to the front elevation.

## **AMMOUNT OF DEVELOPMENT (paragraphs 82-83)**

Permission is being sought for the following works:-

- a) Demolition of existing brown PVC conservatory
- b) Erection of glazed canopy to front entrance and over new window to front elevation within modified opening.
- c) Over cladding of existing render to front elevation with “grey Cedral cement board” cladding.

## **LAYOUT (paragraphs 84 – 87)**

The layout of the dwelling will not be changed by the demolition of the conservatory and the erection of the new canopy. The footprint of the existing canopy is to be laid to slabs or decking.

## **SCALE (paragraphs 88 – 90)**

The footprint of the existing property will NOT be affected by the proposals.

## **LANDSCAPING (paragraphs 91-93)**

The landscaping to the property will remain unaffected by the proposals.

## **APPEARANCE (paragraphs 94 – 96)**

The existing two storey property is of brick construction and rendered throughout above a brick dental course, with tiled roofs to the main dwelling and over the cat slide garage roof. There is a flat roof over the single storey side extension with a part pitched roof behind a parapet wall.

The proposed elevational treatment include:

- Front elevation to be fully over clad including the front bay window with vertical cement board cladding.
- New glazed canopy over front entrance door area
- New PVC window in modified opening where existing door set is removed.
- New PVC double glazed windows to the front elevation
- New PVC front door and frame within existing opening. Door to be black and panel effect.
- Rear bay window and frame to be removed and new PVC window and door set installed as shown.