

Planning statement – 65 Andrew Avenue, Bognor Regis PO22 7QA

The project consists of erecting a single storey rear extension on 65 Andrew Avenue.

The existing house building is 7.47m x 6.94 wide. Plus there is a garage to the side of the property which measures 2.75m x 5.6m L. The total plot size including garden is 30m L x 11.4 W .

The property to the right of us (as you look at our property from the front) is a two storey house on the corner of Middleton Road and Andrew Avenue and the property on the left is a chalet bungalow.

There are no protected trees in our garden, front or back. Materials can be moved onto the site through the side gate access.

Footings installed with damp course to current building regs. And checked with surveyor from the Arun District Council. Install 200mm x 50mm floor beams and cross beams for stability and strength, fit 150mm cellotex insulation in between floor beams, Fit 18mm sterling board to entire floor area

This extension will be a timber built building 6.94m W x 3.84m Deep x 2.4M high.(inside) The timber frame construction will consist of a 150mm x 50mm frame work with cross noggins to add strength and support. All timber frames fitted with 150mm cellotex clad with sterling board with membranes inside and outside. Outside finished with cladding or similar. Inside finished with plasterboard.

Flat roof construction – remove fascia and soffit board from existing rear of house. Supply and fit 200mm x 50mm timber beams and bolt to the existing 200mm x 50mm in the house, using 10mm bolts, washers and locking nuts. Supply and fit 200mm x 50mm cross beams for strength and stability. Supply and fit 120mm Cellotex inside of cross beams. Joints insulation tape to be used. Supply and fit 12mm plasterboard inside. Install timber furrings to the top of the 200mm x 50mm roof beams to create a fall for the rainwater. On top of furrings , supply and fit 18mm sterling board and finish with 3 layers of torch on roofing felt . Supply and fit new Upvc soffit and fascia boards to perimeter of new building. Supply and fit new gutters and downpipe leading to existing soakaway.

Within the new extension we will 3 windows and a patio door, which being single storey will not overlook any neighbours.