

Planning Statement in Support of a Full Plans Application

**Proposed Single Storey Rear Extension, Render Rear Wall, Re Tile
The Existing Roof & Widen Existing Garage To;**

5 Hardy Close, Felpham, West Sussex, PO22 6QX for

Mr. Smith

This planning statement is submitted in support of a Full Plans Application relating to proposed operational development at the above address.

Photograph 1 shows the front of the property (West Elevation).



Photograph 2 shows the proposed location for the rear extension (south elevation) to the existing property.



Rear Extension

A new rear extension shall provide a larger living area, allowing for an en suite bathroom & dressing room in the existing house.

Existing lounge to become the kitchen area.

The rear/side extension shall have a footprint of 7400mm x 6000mm. It will have an insulated cavity wall construction, finished with new silicon render, with an insulated pitched roof and insulated solid floor.

The new roof will be pitched, with the existing roof to be re tiled in a similar fashion, and to match the new extension roof.

Existing foul drainage is to be amended to suit the new kitchen/utility/bathrooms. Surface water is to be discharged via existing storm drains or a soakaway sited in the rear garden.

All walls on the proposed extension, and existing rear (south) wall, will be rendered with silicon render.

Existing garage is to be widened to allow for easy car access.

The existing driveway will require no amendments.

Attachments:

We attach the following documents to this application:

- Existing Elevations
- Proposed Elevations
- Existing Floor Plans
- Proposed Floor Plans
- Block and Location Plans
- Site Plan
- Planning statement
- C.I.L. form
- Section AA
- Roof Structure Layout
- Biodiversity Enhancement Statement