

DESIGN STATEMENT

FOR

EXTENSION & NEW DWELLINGS

AT

6 ORMESBY CRESCENT
BOGNOR REGIS
PO22 8EN

April 2026

Introduction

6 Ormesby Crescent is a three bedroom detached bungalow situated in an established residential road.

This application proposes the demolition of the garage and conservatory and the addition of extension to the rear and side of the dwelling to create two semi-detached bungalows.

Ormesby Crescent itself consists of several similarly designed bungalows as well as some two storey houses.

Assessment of Physical Context

6 Ormesby Crescent is a detached single storey dwelling set in a plot measuring approximately 560m². The property lies midway along the quiet residential estate road in Felpham. The site has fences on the two sides and rear of the site with a low level along the front (west) boundary. There is a dropped kerb crossover shared with the neighbouring property, leading to a private driveway with room for two cars. The remaining site is laid to garden.

The property is situated in the built up area.

The property comprises a living room, kitchen, three bedrooms, bathroom and a cloakroom. The bungalow has been extended with the addition of a conservatory which also links the house to the single garage.

Amount of Development

The existing dwelling has a gross external area of approximately 144m² (including garage and conservatory). The proposed semi detached dwellings have a combined gross external area of 205m², giving an increase in floor area of 61m².

A new dropped kerb and crossover is proposed to give separate off street parking for each dwelling.

The majority of the existing bungalow is utilised to create a three bedroomed unit with open plan kitchen and living area, cloakroom and two bathrooms. The side extension and some of the existing floor area provides a two bedroomed unit with open plan kitchen / living area and two bathrooms.



The existing front elevation

Layout and Scale

The proposed dwellings are bungalows to provide single level living and suit the immediate vicinity of the site.

The side extension to the existing property is of similar style to blend in seamlessly. The rear extension has a part pitched roof with a flat top to not only complement the building but also to minimise the bulk of the addition and limit any impact on neighbouring properties.

The proposed roof pitch is to match existing so no height increase is proposed.

Appearance

The existing bungalow has brickwork and rendered walls with interlocking tiles to the roof. The UPVC casement windows are white and large in size, typical for the age of property.

The extensions will have brickwork walls to match existing, interlocking tiles to match existing and UPVC windows similar in style with white UPVC fascias and detailing.

Landscaping and Access

The existing front and rear gardens are landscaped and mainly laid to lawn. The driveway is block paved. This will be retained and used for parking for the smaller unit.

The existing garden will be divided between the two units and wherever possible, existing landscaping will be retained. Some of the front garden will be used to create a driveway and parking for the larger of the two bungalows.

The floor level of the proposed new dwelling will match the existing bungalow. Flush thresholds are proposed to all external doors with ramped access to the new dwelling entrance door. The site is relatively flat with access to a wide pavement which continues for the length of Ormesby Crescent and on to adjoining roads.