

PLANNING, DESIGN & ACCESS STATEMENT

45 Crossbush Road
Felpham
PO22 7LT

March 2021

1.00 INTRODUCTION

- 1.01 Crossbush Road is within The Summerley Private Estate to the South of the B2259 and as part of this planning application it is proposed to improve number 45 with an extension replacing the existing conservatory to create a larger living space on the ground floor only.
- 1.02 Number 45 is originally a two-storey detached home on the Northern side of the road. The owners have been reviewing their existing conservatories lack of practically in temperature and size.
- 1.03 The rest of this report is set out as follows:
- DOCUMENTS AND PLANS
 - THE SITE AND ITS SURROUNDINGS
 - LAYOUT
 - SCALE
 - LANDSCAPING
 - APPEARANCE

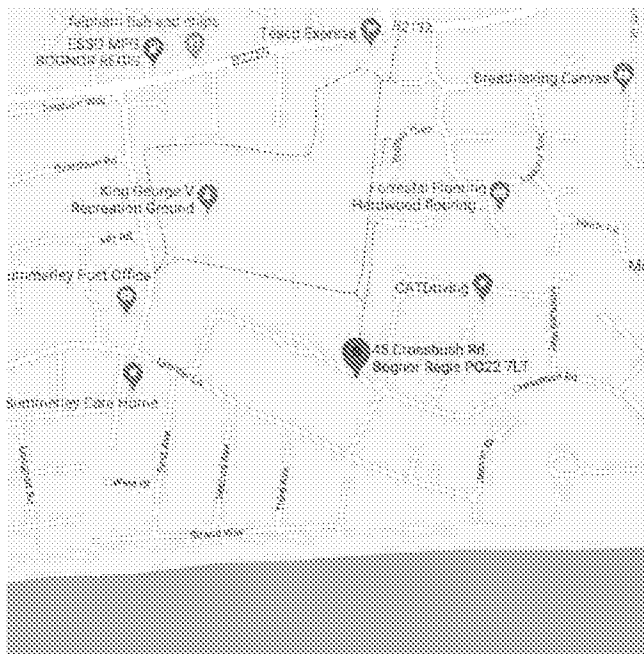
2.00 DOCUMENTS AND PLANS

- 2.01 The following drawings have been submitted in support of this proposal:
- 1475-P-001-A Location & Orientation Plan - 1:1250 @ A3
 - ''''-P-002-A Existing and Proposed Block Plans - 1:500 @ A3
 - ''''-P-003-A Existing and Proposed Ground Floor Plans - 1:100 @ A3
 - ''''-P-004-A Existing and Proposed First Floor Plans – 1:100 @ A3
 - ''''-P-005-A Existing and Proposed Roof Plans – 1:100 @ A3
 - ''''-P-300-A Existing and Proposed South Elevations – 1:100 @ A3
 - ''''-P-301-A Existing and Proposed West Elevations – 1:100 @ A3
 - ''''-P-302-A Existing and Proposed North Elevations– 1:100 @ A3
 - ''''-P-303-A Existing and Proposed East Elevations– 1:100 @ A3

2.02 The application also includes the following documentation:

- Application forms
- Fees (paid online by client)

3.00 THE SITE AND ITS SURROUNDINGS



- 3.01 The existing dwelling is a 4-bedroom property with the main entrance facing South with an attached garage at ground floor, a PVC Porch leads into an entrance hall which provides access to separate living, dining, cloakroom, and kitchen. Attached to the rear of the living room is a conservatory. At first floor level there are four bedrooms with a family bathroom.

An extension to the Northern side of the property, at ground floor level, will maintain a 4-bedroom property but reconfigure the ground floor area to enable an improved living space and outlook.

4. LAYOUT

- 4.01 Internally, the new extension will contain the kitchen and dining space for an open plan living style for a growing family.
- 4.02 Within the road there are lots of different architectural style designed houses, most have been extended via the inclusion of a conservatory/extension and or include a balcony south facing.
- 4.03 By replacing the existing conservatory, the size of the kitchen and dining area that is created will enable regular daily occupation, with a bi fold door opening onto the patio, it is envisaged that the garden will have much improved use as well as have a beneficial improvement to the EPC rating.

5.00 SCALE

- 5.01 Although single storey the extension will have a high ceiling concealed behind a 'Crown' roof that connects with the existing dwelling. Therefore, seen from both Western and Eastern aspects, the extension will blend with the existing structure.

- 5.02 From Crossbush Road, the extension is set back from the Northern elevation of the main house and will therefore have limited visual impact.

6.00 LANDSCAPING

- 6.01 The new extension will open to the garden and create a patio area contained between the boundary timber fence that will be retained. This will allow an improved relationship from inside to out with the intention of greater garden use.

7.0 APPEARANCE

- 7.01 The first floor will be cladded in a composite cladding to give the building a more modern look, Along with a frosted glass balustrade. The ground floor will remain to match the existing and to be rendered and painted white.

New Windows and doors are to be PVC white to match in with the existing. New bi-folds will be in polyester power coated aluminium to prove a low maintenance solution.