

Planning Statement — 22 Johnson Way, Ford, Arundel

Oct 5, 2026

1. Introduction

This statement supports a lawful development application for a single-storey rear extension at 22 Johnson Way, Ford, Arundel, West Sussex. It is prepared by Krona Design Ltd on behalf of the applicant, Mr Alan Spencer.

It should be read with the following drawings (project KD.1950):

Drawing	Title	Scale
A.100	Existing Plans	1:100 @ A3
A.101	Proposed Plans	1:100 @ A3
A.200	Existing Elevations	1:100 @ A3
A.201	Proposed Elevations	1:100 @ A3

2. Site and surroundings

The property is a detached two-bedroom bungalow in a residential street within the parish of Ford, in Arun District. It is a single dwelling house in Use Class C3.

The bungalow has a simple rectangular plan of about 7.4 m by 8.75 m, with brick walls and a tiled dual-pitched roof with gables to the east and west. The ridge is about 4.95 m high and the eaves about 2.4 m.

The front elevation faces south and has a bay window. The rear elevation faces north onto the private garden and contains the living room door and two windows. Access runs down each side of the house, with a gap of roughly 1 m to each side boundary.

3. The proposal

The application seeks lawful development consent for a single-storey, pitched-roof rear extension to form a dining room of 11.4 m², opening off the existing living room.

The extension sits on the eastern half of the rear elevation, in line with the existing east flank wall. It is reached through the existing rear opening to the living room, so no new structural opening is needed in the rear wall.

Element	Proposed
Projection from rear wall	3.56 m (3.2 m internal)
Width	4.28 m (3.55 m internal)

Element	Proposed
Footprint	about 15 m ²
Ridge height	3.74 m, about 1.2 m below the main ridge
Eaves height	about 2.4 m, matching the existing eaves

The roof is a dual pitch with a gable facing the garden, set at right angles to the main roof and at a similar pitch. Walls will be facing brick and the roof will be tiled, both to match the existing house.

The north gable has a single window and the west side has a part-glazed door onto the garden. The existing living room window and door will be re-used in these positions where possible. The east flank facing the side boundary has no openings.

The house remains a two-bedroom dwelling. Access and parking are unchanged.

Permitted development benchmark

The extension falls within the size limits that Class A of the General Permitted Development Order sets for a detached house: no more than 4 m beyond the rear wall, no more than 4 m high, and eaves no higher than 3 m within 2 m of a boundary. This indicates a scale that national legislation treats as generally acceptable for a rear extension.