



19 Shetland Close, Hailsham, East Sussex, BN27 3GS

Planning Statement



Address: 79 St Marys Close
Littlehampton

Proposal: Proposed Single Storey
Rear Extension (Orangery)

Date: June 2010

Planning Statement

Proposed Extension

DESIGN

The proposed extension at 79 St Marys Close, Littlehampton and will involve demolition of the existing rear lean-to garden room structure and construction of a single storey rear extension (Orangery) with triple glazed roof lantern set into a flat roof.

The extension is to accommodate an extension to the existing living area to provide a new sun room. The more robust construction and the proposed high specification glazing to be used will improve the thermal performance of the entire dwelling

As part of the proposed extension other works include replacing the existing glazing in the window units throughout the dwelling with more efficient Argon filled double glazed glass.

APPEARANCE

All materials of the proposed Extension/Orangery are to match the existing dwelling, with facing brickwork (with feature courses) to external walls with white PVC-u window and door units. PVC-u triple glazed roof lantern with EPDM rubber clad flat roof.

SCALE

FLOOR AREA INCREASE

Existing lean-to (To be removed) = 16.8m²
Floor area of proposed extension = 26.03m²

Proposed additional floor space = 9.23m²
Please see the plans submitted as part of this application for further details.

LANDSCAPING

Any existing trees and hedges within the proposed development area to remain. No trees on the proposed site would be affected by this application.

ENVIRONMENTAL EFFECT

The proposal is relating to a replacement single storey extension on the existing detached dwelling and with its high amount of glazing would have no impact on sunlight and wouldn't result in any issues.

FLOOD RISK

The proposed extension floor level is to be constructed so as to line up with the existing floor level of the existing dwelling. Therefore any flood risk would be no greater than any risk already posed.

CONCLUSION

The Council is respectfully asked to grant planning permission for the replacement rear extension at 79 St Marys Close for the reasons indicated in this statement.

Dowsett Associates
19 Shetland Close, HAILSHAM, East Sussex, BN27 3GS

[REDACTED]

June 2010

NOTE

Please note that the extracts taken from the drawings which are used in this Statement are not to scale and are used to explain the text in the document. Please refer to the drawings which form part of the planning application to obtain accurately scaled measurements