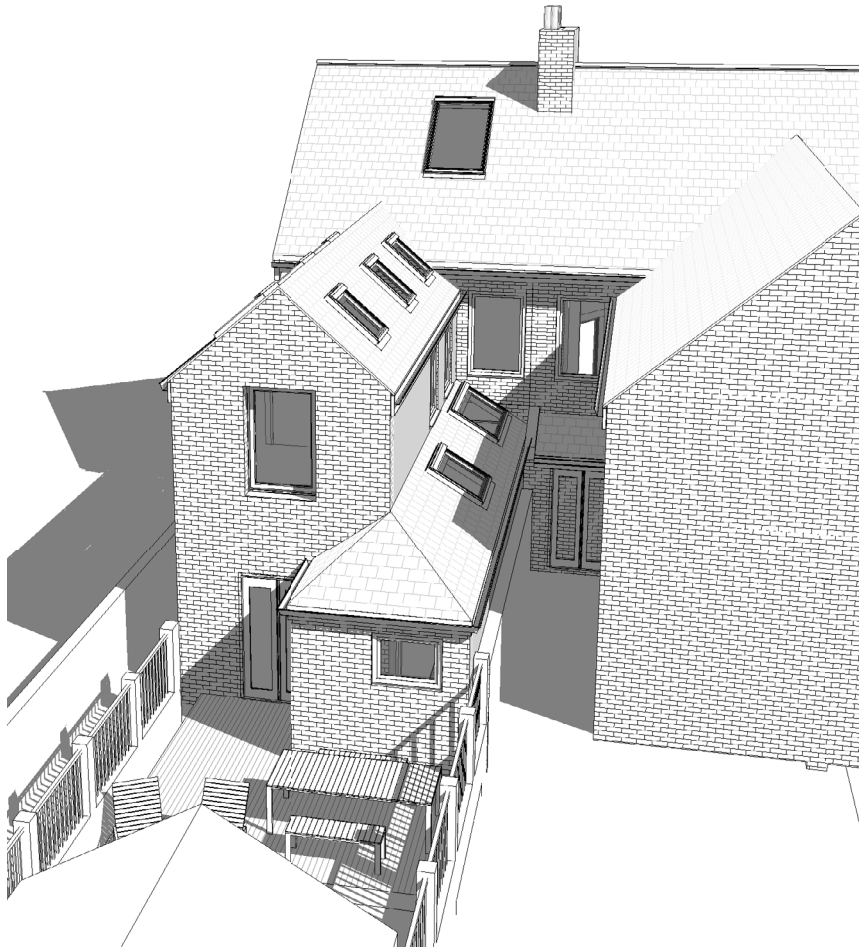


1 North Ham Road, Littlehampton, BN17 7AR
Planning Application

Planning Statement

November 2021



1 North Ham Road, Littlehampton, BN17 7AR

Planning Application

Project Address 1 North Ham Road, Littlehampton, BN17 7AR
Applicant Kestutis Kamarauskas
Agent Renata Brukiene- Brooks Architecture and Interior Design
Contact renatabrukiene@yahoo.com; www.brooksarch.co.uk; tel.: 07903495352
Date 14.11.2021

This statement accompanies the submitted drawings:

DRAWING NO.	SCALE	SIZE	DRAWING TITLE
PL01	1:500; 1:1250	A3	Existing Site Block and Site Location Plan
PL02	1:100	A3	Existing Ground, 1st Floor and Roof Plans
PL03	1:100	A3	Existing Elevations and Sections
PL04	1:500; 1:1250	A3	Proposed Site Block and Site Location Plan
PL05	1:50	A3	Proposed Ground Floor Plan
PL06	1:50	A3	Proposed 1st and Roof Plan
PL07	1:100	A3	Proposed Elevations and Sections
PL08		A3	Proposed 3D Views



Brooks Architecture
and Interior Design

DESIGN INTENTIONS

This Planning Statement has been prepared to accompany our Householder Planning Application on behalf of Mr K. Kamarauskas. The application seeks permission to erect a single storey rear and side extension, incorporating two rooflights to the pitched roof.

The proposed ground floor extension is single storey with mono-pitch roof to the side and hip roof to the rear of the property. The extension infills the side garden space between the existing building and boundary fence with adjacent neighbour, No 3 North Ham Road to the north, projecting 1.4m to the side and 1.6m into the back garden of the property.

The external appearance of the extension will generally match the existing building with brown- red brick wall, pitched roof, matching existing roof tiles and pvc windows and doors. A pvc patio door will replace existing kitchen window to the rear facade. The proposed alterations will enhance and improve the present arrangement of rooms and circulation within the existing property. The proposed extension creates utility room with additional storage space and laundry facilities, well needed ground floor bathroom and additional office space. Large roof lights over the extension will replace existing smaller rooflight and bring additional light into the deeper plan of this area.

The proposed extension given its location and subservient design will not be visible from the street scene, nor it will have a detrimental impact

on host dwelling. Given the design and location of the extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing and overbearing.

Planning History

There is no relevant planning history for this site.

Precedence

15 North Ham Road sets precedence for this application. It is similar in style property with very similar planning application for single storey rear and side extension (REF NO: LU/236/19/HH), approved in September 2019.

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Planning Application

PHOTOS OF SITE AND ADJOINING PROPERTIES



Front facade incorporating adjoining properties



Side facade



Rear facade incorporating adjoining properties



Rear facade, where infill extension is proposed



Rear facade of the main house



View to the rear garden



Side facade



Boundary fence between two properties