

## Design and Access Statement

**SITE:** Pemba  
18 Old Point  
Middleton-on-Sea  
Bognor Regis  
PO22 7RY

**PROPOSAL:** Removal of an existing side annex and replacing with a new 1.5 storey side extension with dormers, with additional dormer to front elevation and remodelling of front gable.

**Document:** BR 19 01 301 rev A  
20/03/2019

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### Introduction

This design statement is to accompany the planning application for the removal of an existing side annex and replacing it with a new 1.5 storey side extension with dormers, with additional dormer to the front elevation, at Pemba, 18 Old Point, Middleton-on-Sea, Bognor Regis, PO22 7RY.

Plans and Elevations can be seen in the accompanying drawings.

## **1 Use**

The existing house is a 5 bedroom family dwelling house accessed from Old Point.

The proposal seeks to improve and increase the living space on the ground floor.

On the first floor, the proposal adds a sixth bedroom and reconfigures the space into a more functional and useable layout.

## **2 Amount:**

Existing footprint of house and garage (not including porches) = 194 sq m

Proposed footprint of house and garage (not including porches) = 217 sq m

Increase in footprint = 23 sq m

Existing internal area (not including loft storage areas) = 304 sq m

Proposed internal area (not including loft storage areas) = 341 sq m

Increase in internal floor area = 37 sq m

## **3 Layout:**

The internal layout changes are shown on the plans.

The proposal seeks to improve and increase the living space on the ground floor. On the first floor the proposal adds a sixth bedroom and reconfigures the space into a more functional and useable layout.

The bedrooms and living spaces have been reconfigured to maximise the view towards the sea and solar gains.

#### **4      Scale:**

The comparative scale of the proposed extension can be seen against the existing annex outline on the proposed elevation drawings (existing outline in dashed red line). Particular consideration has been given to retain the existing pitch line against the neighbouring house to the East. Retaining and extending the roof pitch line upwards to the new ridge line reduces the impact on the neighbours windows at first floor level. This also reduces the visual scale towards the East side and retains the character and scale of the existing house.

The eaves heights match the existing house in order to retain the scale and character of the existing house.

#### **5      Landscaping:**

There are no landscaping changes

#### **6      Appearance:**

The eaves heights match the existing house in order to retain the scale and character of the existing house.

Particular consideration has been given to retain the existing pitch line against the neighbouring house to the East. This reduces the visual scale towards the East side and retains the character of the existing house.

Dormers in the roof plane are used to retain the character of the existing house, three new dormers are added to the rear elevation within the new extension. Two new dormers are added within the new extension facing the road, with a third added to the West side roof to create an aesthetic balance to the front elevation as a whole. The front barn end gable will be remodelled into a full gable.

Materials will match the existing house, with painted render wall finishes, a clay tile roof and white painted aluminium or white upvc windows and doors. All existing UPVC cladding will be replaced with painted cladding (type tbc). The proposed cladding on the remodelled gable and dormers will match this.

#### **7      Access:**

Access is unchanged, via the driveway from Old Point.

#### **8      Conservation:**

The house is not in a conservation area.