
Sussex Building Consultancy Limited



Supporting planning Statement for 22 Tudor Close, Middleton on Sea, Bognor Regis, PO22 6DN.

Date : 06 April 2021

Ref : SBS/22TC/01

Revision :

CONTENTS

- 1.0 Introduction
- 2.0 Site Description
- 3.0 Planning History
- 4.0 Planning Policy
- 5.0 Design Proposal
- 6.0 Use
- 7.0 Amount
- 8.0 Site Layout
- 9.0 Scale
- 10.0 Landscaping
- 11.0 Trees
- 12.0 Appearance
- 13.0 Materials
- 14.0 Access
- 15.0 Sustainability
- 16.0 Flood Risk
- 17.0 Drainage

1.0 Introduction

- 1.1 22 Tudor Close is a detached private residential bungalow set on a private road in Middleton, Bognor Regis.
- 1.2 The existing building, set on one floor is a 2 x Bed dwelling set in comfortable grounds in an established residential area with a mixture of chalet design, single and two storey properties.
- 1.3 The work proposed is to extend above the bungalow and to the rear to create a chalet style property giving additional bedrooms on the first floor and extended living space below.
- 1.4 The work will involve the removal of the existing roof and replacement with a structure that allows for more space within along with a rear two storey extension to suit the owner's family needs.



Picture – proposed front elevation.

2.0 Site Description

- 2.1 The existing dwelling is a single storey bungalow set facing Tudor Close on a rectangular plot in Middleton on Sea.
- 2.2 The main house is a painted rendered masonry construction with painted rendered walls, the roof is covered with plain clay tiles. The dwelling is served by PVC framed casement windows and composite front door.

3.0 Planning History.

- 3.1 The full history is shown below, however, the most recent is for first floor extension and rear extension earlier this year refused under file reference M/42/69/HH.

Pre – 1987 history.

Reference	Location	Proposal	Type	Status
M/14/53	22 Tudor Close Middleton Bungalow		Planning Approve Cond	
M/14/53/A	22 Tudor Close Middleton Garage		Planning Approved	
M/20/54/B	Tudor Close Middleton	Sewer extension Building	Permitted	
M/42/69	22 Tudor Close Middleton Storm porch		Planning Perm Devel'ment	

Post 1987 history.

Reference	Location	Applicant	Accepted Proposal	Type	Status
M/105/20/HH	22 Tudor Close Middleton-On-Sea PO22 6DN	Mr and Mrs T & F Lester	04-01-21 Removal of existing roof structure, new first floor accommodation and pitched roof above and replacement rear single storey extension.	Planning Householder	Refused

The reasons for refusal were:-

‘The appearance of the proposed development has a significantly harmful impact upon the character of the host dwelling and its immediate locality, in conflict with Policies D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.’

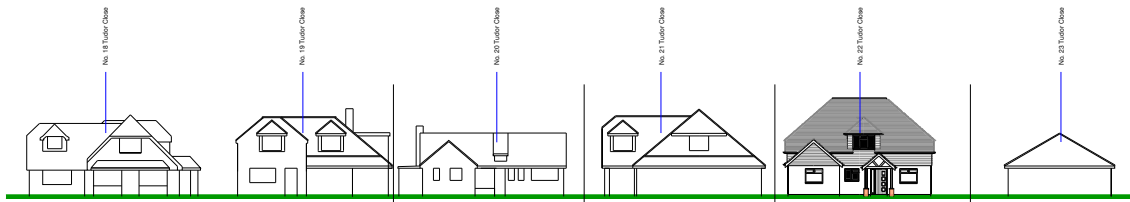
4.0 Planning Policy

- 4.1 Designation applicable to this site, within the built boundary and the Bognor Regis – The Steyne Conservation Area.
- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy AREA2** - Conservation Area.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development.

5.0 Design Proposal.

- 5.1 The proposal is to provide new first floor accommodation and a two storey extension to provide 3 x No. bedrooms with a bathroom and en suite and extended living area on the ground floor.
- 5.2 The design has taken on board the reasons for refusal of the previous application and after consultation with the planning case officer, seek to provide a chalet style design with substantially lowered eaves details, particularly when viewed from the street.
- 5.3 To mitigate the loss of useable space and headroom, the originally designed single storey extension has been changed to a two storey design.

- 5.4 This has the effect of substantially reducing the bulk of the scheme to appear more in-keeping with those that surround the properties on the south side of Tudor Close as can be seen from the submitted streetscene elevation.
- 5.5 Not only have eaves levels been reduced but also the resultant ridge height by more than 1.1 metres.



Picture – Proposed streetscene elevation.

6.0 Use

- 6.1 Residential use for the current owners.

7.0 Amount

- 7.1 The new floor space created by the development is 103.5 m² on the first floor and an additional 16.0 m² on the ground floor.
- 7.2 The rear extension sits 3.0 metres from the original rear elevation of the dwelling.

8.0 Site Layout

- 8.1 The site layout remains unchanged, save for the slightly larger rear extension.

9.0 Scale

- 9.1 The scale of the proposed balcony is considered appropriate to the surroundings, with the existing house being 3 storeys, the balcony would be subservient in design and retain the original house as the dominant feature of the building.

10.0 Landscaping

- 10.1 Not applicable.

11.0 Trees

- 11.1 No trees are affected by this proposal.

12.0 Appearance

- 12.1 The 'chalet style' appearance of the proposed development will be sympathetic to the existing residential dwellings on the south side of Tudor Close. The siting will not be overbearing to adjoining properties nor will they detract from the street-scene in any way.

13.0 Materials

- 13.1 Lower walls will be smooth painted render with light coloured 'New England' style boarding above. Plain roof tiles similar to those that exist will be used on the pitched roof.

14.0 Access

- 14.1 Vehicular and Transport Links – there will be no changes to the existing arrangement.
- 14.2 Inclusive Access – The access arrangements to and within the new extensions will comply with the requirements of Approved Document 'M' to the Building Regulations.

15.0 Sustainability

- 15.1 All materials will be sourced from a sustainable source where possible and the construction of the extensions will comply with the requirements of Approved Document 'L' of the Building Regulations for energy use.

16.0 Flood Risk

- 16.1 The area of the site falls in flood Zone 1 according to the Environment Agency webs site matrix, and as such is located outside the area of extreme flood.
- 16.2 Ground floor levels will be the same as existing.

17.0 Drainage

- 17.1 Foul water drainage – taken into the existing system.
- 17.2 Surface water drainage – to discharge into a new soakaway to serve the additional 16 m2 in roof area served. The rest of the system is unchanged.