

PLANNING STATEMENT

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Extension and alterations – Revised design

to

25 West Close, Middleton On Sea, Bognor Regis, West Sussex PO22 7RP



Figure 1: View from driveway

April 2021

Prepared by:

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INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design the extension and alterations at 25 West Close in Middleton-on-Sea.

This document outlines the proposed works to include:

- Rear extension – part single storey, part two storey
- Internal alterations.

Site Survey

A full building survey of the existing dwelling was carried out by Helyer Davies Architects in September 2020. The OS extracts are to show the site location and block plan only.

Planning History

Planning permission **M/87/20/HH** was granted in January this year for a part two storey, part single storey rear extension. This application is for an extension of the same scale and design but incorporates the addition of a high-level window on the southern elevation to the extended master bedroom.

The adjacent neighbour has been consulted regarding the additional window by our client and has confirmed that they have no objection.

Other historic applications:

M/32/08/ - Single storey kitchen extension at rear – *Approved July 2008*

M/34/11/BN – Building notice submitted to convert garage into bedsit for elderly relation – *Accepted 2011*

There is no other relevant planning history registered on the Arun District Council website.

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SITE LOCATION

Surrounding Context

West Close is a private, secluded street in Middleton-on-Sea lined with modest, detached residential dwellings.

Properties are set back from the road with vegetation, such as low-level hedge rows, low brick walls and minor trees screening the houses. The dwellings vary in both design and materiality. Materials include render and brick, with some incorporating cladding and clay hanging tiles. Most have clay tiled roofs.



Figure 2: Aerial Maps (from Google Maps)

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Site photos



Figure 3: View from back garden looking towards the rear and south elevations



Figure 4: Rear elevation (where the rear extension is to be located)



Figure 5: Front elevation

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FLOOD RISK ASSESMENT

Flood Zones

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.

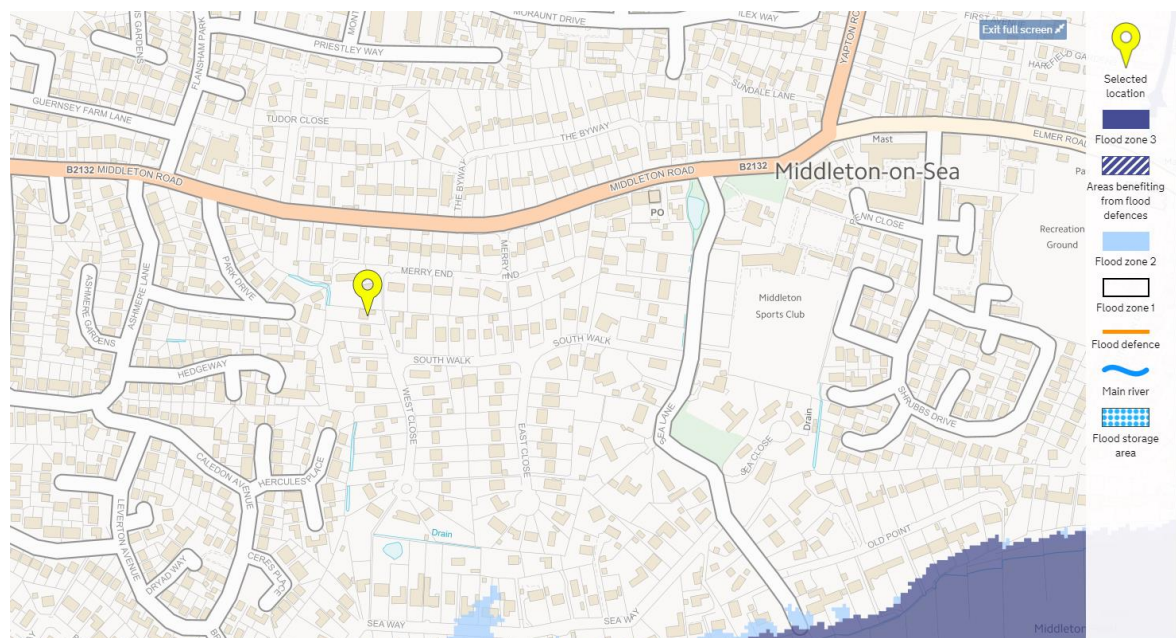


Figure 6: Environmental Agency Flood Risk Assessment – Map (<https://flood-map-for-planning.service.gov.uk>)

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to be read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

25 West Close is located within the Environmental Agency's Flood Zone 1, which is defined as having a 'low probability of flooding'. As a result, we do not believe our application requires a flood risk assessment as the proposals will not increase flood risk either on the site or the surrounding area.

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DESIGN

The Proposed

The proposals seek to modernise and extend the existing 4-bedroom detached property.

At ground level, a wrap-around single storey extension provides a new open plan kitchen/dining/living room opening out in the rear garden.

At first floor level, the two storey element of the extension will extend the master bedroom to allow for the incorporation of a larger ensuite. A Juliet balcony is proposed to the rear of the master bedroom (on the west elevation), looking out over the back garden. A high-level window is to be incorporated on the southern elevation of the extended master bedroom to provide additional natural light and ventilation. Internal alterations combine the existing ensuite and bathroom to form a bedroom, with the family bathroom being relocated into the existing bedroom 3.

The existing and revised proposed layouts are shown on drawings 20071-01 & 03C.

Use

The building will continue to be used as a residential dwelling (C3).

Amount

Existing Floor Area

Annex: 23.4m²

Ground Floor: 95.4m²

First Floor: 68.1m²

Total: 186.9 m²

Proposed Floor Area

Annex: 23.4m²

Ground Floor: 122.9m²

First Floor: 78.9m²

Total: 225.2 m²

Total Net Increase: 38.3m² [+20%]

Scale

Although the proposed extension will increase the mass of the house, the increase in scale and footprint is considered reasonable both in relation to the plot and the surrounding context. The proposed extension is to be located to the rear of the house and therefore will not be visible from West Close. The extension is predominantly single storey and will appear subservient to the existing dwelling.

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Appearance

The proposed extensions have been designed to respect and complement the character of the existing building and street through both design and the use of materials.

Roof

The 2-storey element of the extension will have a clay tile roof to match in with the existing roof and will appear coherent with the existing dwelling. The single storey element of the extension will have a slate roof.

Walls

White painted render to match the existing dwelling.

Windows/Doors

New powder-coated aluminium framed windows and doors.

The proposed extension will replace the existing rear conservatory. The proposed extension has been designed to be coherent with the existing dwelling and will unify and improve the aesthetic appearance of the rear elevation.

Landscaping

No significant alterations to the landscaping.

ACCESS

Access to Site

Access to the site is to remain as existing.

Parking Plan

There is no loss of parking as a result of the proposed works.

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