
DESIGN & ACCESS STATEMENT

**For a Two Storey Side Extension and a First Floor Extension
to Allow for a Habitable Space**

at

**10 Norfolk Way
Bognor Regis
West Sussex
PO22 6JF**



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INTRODUCTION

This Design & Access statements is in support of a Full Planning Application process to be submitted to Arun District Council.

The proposal is for a Two Storey Side Extension and a First Floor Extension to Allow for a Habitable Space. The dwelling will also incorporate modern and sustainable architectural styles to absorb this addition (Eternit clad & Edgemere Interlocking Slate roof tiles) and bring further appeal upon the current site and its surroundings which will be capable of supporting a sustainable and modern style of living.

This Statement elaborates in detail how the existing building will evolve using modern architectural designing and how the proposal will make a positive contribution to the character and appearance of the surrounding area. The Statement also demonstrates how the design of the scheme complies with the relevant planning policies at national and regional level.

Reference should be made to the submission drawings for details of the proposals, ref:

PP-237...

- ...01 Existing Site & Location Plan
- ...02 Existing Plans
- ...03 Existing Elevations
- ...04 Existing Section
- ...05 Proposed Site & Location Plan
- ...06 Proposed Plans
- ...07 Proposed Elevations
- ...08 Proposed Sections

SITE ANALYSIS

The application site extends to an area of approximately 325m².

The property is located on the Norfolk Way road within the county of West Sussex. It is a single storey detached bungalow consisting of rendered walls, double glazing and pitched roofing with clay tiles. The property has front and rear garden spaces which is considered to be common for this type of building, the front garden can be seen from the public road. The front garden consists of hardstanding for parking, a lawn with hedges to the borders and a low level wall situated on the boundary line. The rear garden can be accessed via entering the home or externally via the side elevation through the timber gate. The rear garden is made up of pathways, lawn, vegetation (trees and hedges) and is enclosed within timber fencing to the boundary line.

The site does not appear to be of listed status or fall within a conservation area or at risk of flooding.

RELEVANT PLANNING HISTORY

The building does not have any relevant planning history to date however it should be noted that other buildings in the locality have also adopted a habitable first floor space of varying designs and heights using traditional and modern building methods.

PLANNING POLICY

The applicant will be seeking for a Full Planning approval for a Two Storey Side Extension and a First Floor Extension to Allow for a Habitable Space.

The policies contained within the National Planning Policy Framework published 27th March 2012 will apply. The proposal has also been considered with particular regard to the Arun District Council's current Local Plan and all relevant Supplementary Planning Guidance, Planning Documents and material considerations.

USE

The existing main dwelling is for residential use. In its existing form the layout does not work well for the owners and does not meet the family's living requirements. Therefore, they intend to alter the ground floor layout and extend onto the first floor, making it habitable for the use of bedrooms complete with a bathroom.

AMOUNT & SCALE

The proposed works will give an additional internal floor space:

- Ground floor – from 78m² to 90m²
- First Floor – 70m² of new floor space

LAYOUT - INTERNAL

The ground floor will be proposed with a new side extension which will incorporate a new 'main' entrance point for the residents (it should be noted that the existing entry points will remain in place). The extension will allow for a new utility space and lobby as well as access to the garage. The kitchen and dining space will be made open plan to be more accessible and usable for the occupants.

The existing hallway will have a staircase which will lead up to a newly extended first floor complete with 3 generously sized bedrooms, bathroom and ensuite (to one bedroom only). The bedrooms will absorb daylight through new windows to the front and rear elevations, the landing and bathroom will also make use of windows located on the side elevations.

The ridge height of the roof will be raised slightly to allow for the new habitable space on the first floor. The roof will be in keeping to the locality by adopting a pitch design complete with a pitched dormer which will house the bathroom space.

DESIGN & APPEARANCE

The proposal has been designed to be sympathetic with the host building by incorporating blue Marley Eternit's fibre cement Cedral Lap weatherboard cladding. The cladding is considered to be aesthetically pleasing, low maintenance, resistant to insects/rotting/warping and a great alternative to timber or PVCu weatherboarding. Using this method of cladding will help seamlessly merge the extension with the host building. The roofs will incorporate sustainable & modern Edgemere interlocking slate tiles to give a 'slate-like appearance'.

The design ethos from the outset was to redevelop the existing structure by incorporating an extension which uses modern, low maintenance and eco-friendly materials to create a contemporary and more adequate way of life for its occupants. The proposal put forward looks to achieve this by conveying current design and construction techniques which are innovative, sympathetic and complementing to the existing structure and surrounding area.

LANDSCAPING

Minimal existing landscaping will be effected by this proposal and so will stay largely the same.

ACCESS

Access to the house will stay similar to existing with the addition of a side entrance which will be used as the main entrance.

SUMMARY

- The proposal has been considered with regards to the National and Local plan policies.
- The existing garden spaces are more than adequate in size to house the proposed designs.
- The proposals would be appropriate in terms of design and appearance in relation to the main building and surrounding area and will maintain, reinforce and enhance the character and quality of the area.
- The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built up area or landscape.
- Regarding local policy considerations, the proposal is:
 - Well designed, sited and detailed in relation to the existing property, adjoining properties and to the surrounding area;
 - It would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
 - It takes account of the existing space around buildings and the character of the area and,
 - It uses materials sympathetic to the main building