

DESIGN AND ACCESS STATEMENT

for a

Double Storey Side and Single Storey Rear Extension and Front Porch.

at

20 South Walk, Bognor Regis

PO22 7RN

August 2017

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1.0 Introduction

This Design and Access Statement is in support of a Householder Planning Application to Arun District Council for a Double Storey Side and Single Storey Rear Extension to 20 South Walk, Bognor Regis

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

PP-209...

- ...01 existing site location & block plan
- ...02 existing plans
- ...03 existing elevations
- ...04 existing roof and section
- ...05 proposed ground floor
- ...06 proposed first floor
- ...07 proposed roof
- ...08 proposed elevations 1 of 2
- ...09 proposed elevations 2 of 2
- ...10 proposed site location & block plan

In preparation of this design and access statement, consideration has been given to National Planning Policy Framework and to Arun District Council Local Plan and Local Plan policies relevant for this application.

2.0 Site Analysis

The application site extends to an area of approximately 740 m². The current detached house is of a style typical to the surrounding area with frontage onto South Walk. The locality is predominantly residential and includes a mix of detached, semidetached and terraced residential properties. Generally these are of two storeys in height with pitched roofs. 2 Downsway is of 'traditional' design and sits within a good size site. It includes a mix of plain red/brown brick and red/brown plain tile cladding with a hipped plain clay tile roof to the main house. The windows have been replaced over the years with white PVCu. The frontage areas to the property are open with a lawn, paving slabs forming a path to the front door and a concrete driveway providing parking and leading to a detached garage. A timber side gate at the side provides access to the rear of the main dwelling. There is a detached single storey garage to the side also of no architectural merit.. The site does not fall within an area at risk from flooding and is not within a Conservation Area.

3.0 Relevant Planning History

Planning history could be found found on the Arun District Council website:

M/7/17/HH - 20 South Walk Middleton PO22 7RN - Single storey side & single storey rear extension & front porch - ApproveConditionally

4.0 Planning Policy

The pre applicant will be seeking advise for a householder planning permit for a Double Storey Side and Single Storey Rear Extension. The policies contained within the National Planning Policy Framework published 27 March 2012 will apply. The proposals have also been considered with particular regard to the Arun District Council current Local Plan and all relevant Supplementary Planning Guidance, Supplementary Planning documents and material considerations.

5.0 Use

The existing main dwelling is for residential use. In its existing form the layout does not work well for the owners and would not meet the family's living requirements. Therefore they intend to extend the kitchen and provide a family dining area, and provide an additional utility room.

6.0 Amount & Scale

The proposed two storey side extension will extend 4,18 m towards the boundary and 8,5 m along the side elevation and give a GEA-35,53 m2 and ground floor and it will extend 4,18 m towards the boundary and 7,08 m along the side elevation and give a GEA-29,59 m2 and first floor . The single storey rear extension will extend 4,57 m into the garden and be full width [11,42 m] and give a GEA-52,2 m2. 25m2 of this floor space at ground floor will be for an integral garage. The existing detached garage 12,65m2 and existing single storey rear extension 11,6 m2 will be demolished as part of the proposal. Therefore total additional GEA of the proposal is 93,05 m2

7.0 Layout - Internal

The proposed ground floor plan will provide a large functional kitchen with dining to rear with views into the rear garden. There will be a new utility area at the rear of the property as well. There will be a new integral garage at the front of the property. At first floor, there will be a new bedroom with ensuite.

8.0 Design and Appearance

The proposal has been designed to be sympathetic with the host building and surrounding properties. It is proposed to use multi-stock brickwork and dark plain tile to match the existing house. The roof will also have rooflights to let natural daylight. All windows and doors will be dark grey Upvc, as will the soffits and fascia's. Rainwater goods will be white Upvc. The new porch will be oak frame with dual pitch roof.

9.0 Landscaping

The landscaping will not be affected by this proposal, except for a small terraced area directly adjacent to the new rear extension.

10.0 Access

Access will be as existing from South Walk.

11.0 Flood Risk

The Environment Agency flood maps confirm that the site does not fall within an area considered to be at risk from flooding.

12.0 Summary

The proposals have been considered with particular regard to National and Local Plan policies.

The existing garden is more than adequate in size to house the proposal.

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.

In regard to local policy considerations, the proposal is:

- a) Well designed, sited and detailed in relation to the existing property, adjoining properties and to the surrounding area;
- b) It would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
- c) It takes account of the existing space around buildings and the character of the area and,
- d) It uses materials sympathetic to the main building.

FRONT ELEVATION OF 2 DOWNSWAY



REAR ELEVATION OF 2 DOWNSWAY

