

## **Planning Statement**

### **Site Address**

15 Old Point, Felpham, Bognor Regis, West Sussex, PO22 7RY

### **Proposal**

Two-storey front, side and rear extension. Loft extension. Internal alterations.

### **Applicant**

Mr C. Evans

### **Prepared by**

JJR Designs Ltd

### **Date**

05.11.2025



## Introduction

This Planning Statement supports an application for extensions and modernisation of the existing 1930s thatched dwelling. The proposals will create a functional, future-ready family home while respecting local character and the established appearance of the area.



## Site and Surroundings

The existing dwelling is a modest 1930s thatched property situated within a generous residential plot. The area comprises varied architectural styles and many extended homes. The property requires modernisation to meet contemporary standards and domestic needs.



## Design Approach

The design delivers a well-proportioned elevation composition aligned with neighbouring properties, maintaining the existing building line. A subservient side extension and high-quality materials ensure the development respects local scale and character.

### **Design Narrative**

The proposal draws on traditional coastal and village characteristics seen in Felpham, using natural materials and sympathetic massing. The upgrades ensure longevity and improved energy performance.

### **Roof Replacement Justification**

The existing thatched roof requires extensive renewal and ongoing specialist maintenance, which is not practical nor desirable for the new owners. Approval is sought to replace the thatch with high-quality clay roof tiles. Clay tiles reflect local vernacular, enhance durability, reduce maintenance, and preserve traditional character while making the property more suitable for modern family living.



## Materials

- Roof: Clay roof tiles replacing thatch

*Conservation Handmade Range*



*Conservation  
Dark Blend*

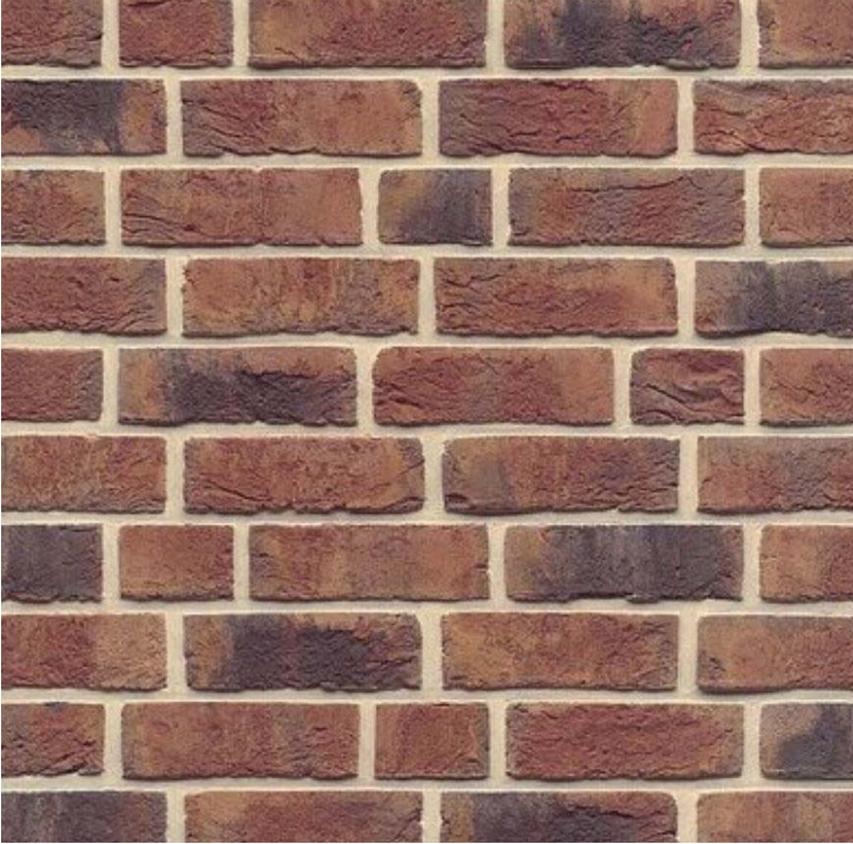
With its natural varying tones, the Conservation Handmade Dark Blend lends itself to a plethora of projects ranging from timeless grade listed buildings to modern day habitable barn conversions. The Conservation Dark Blend tile comes with a Two Nib Feature



- First floor: Clay hanging tiles and weatherboard cladding



- Ground floor: Facing brickwork



- Oak porch and lean-to over bay window



### **Residential Amenity**

The proposal avoids overlooking, overshadowing or overbearing impact, maintaining neighbour amenity through sensitive massing, positioning and window placement.

### **Access & Parking**

Existing parking and access remain unchanged. No impact on highways or on-street capacity.

### **Planning Policy**

The scheme accords with national and local design policies, supporting high-quality sustainable residential development that maintains local character.

### **Conclusion**

The development provides a sensitive enhancement to a dated 1930s thatched dwelling, ensuring long-term residential suitability while maintaining local character. The replacement of the thatched roof with clay tiles is appropriate in context and allows sustainable, low-maintenance living. Planning approval is respectfully sought.