

PLANNING STATEMENT

FOR

**PLANNING APPLICATION TO VARY CONDITION 1
OF PLANNING APPROVAL P/3/17/HH**

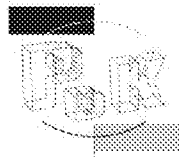
FOR

FREESTANDING CAR PORT.

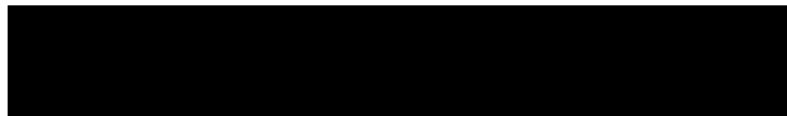
AT

**2 LAKE VIEW
PAGHAM
WEST SUSSEX
PO21 4QP**

October 2017



**PDK Architecture and Surveying.
29 Breach Avenue. Southbourne. Hampshire PO10 8NB.**



1. Introduction

The applicant is disabled and requires cover whilst accessing his car. Due to the nature of his disability and the restricted width of the drive to the side of the bungalow it is not practical to locate the car port behind the line of the front of the bungalow. A part of his condition he does not appreciate the need to get formal approval for carrying out work. Further information on the clients disability are in the supporting letter from the applicants support worker.

The proposal provides lightweight covered structure suitable for the applicants special needs.

2. Assessment of physical context

The site is a detached bungalow in a residential area. It is located on Lake View al short cull de sac with an east facing well screened drive to the front of the house.

The site and building is not of listed status or in a conservation area or national park.

The site is generally level.

The surrounding area is residential.

There are no significant trees on the site or within the garden, however there are evergreen hedges to the north and a newly planted evergreen hedge to the east, this will screen the repositioned car port in the future.

The site perimeter consists of a 500mm brick wall to the south and north rising to 1800mm towards the front of the bungalow, to the north side there is a mature evergreen hedge. All are to be retained unaltered.

There is no record of flooding on the site and the site is not in a flood risk area.

The existing building constructed in face brick with timber cladding to the front elevation with a pitched concrete tiled roof to the main house. The windows and doors are double glazed timber effect PVCu double glazed.

The car port has been relocated to allow easier parking for the applicant. The area of covered space is 5.02m x 4.06m (20m²).

The height to underside of eaves is 1.967m

The maximum roof height is 2.424m

3. Social/economic context and planning context

The car port is single storey with a maximum height is 2.424m. it is situated to the front of the main house, we acknowledge this is not ideal and would be more in line with the general planning guidance at the side behind the building line, but as noted earlier due to the special requirements or the applicant it was not possible to have the car port at the side of the property. The proposed alterations will have impact on the street scheme, but it is well shielded from existing and newly planted evergreen hedges, it has little impact on the neighboring properties.

Due to the nature of the work there will be no increase in traffic movements.

4. Involvement of local interests

No Discussion with the adjacent owners has taken place.

5. Design Principles

The existing car port has been repositioned and the small raised planter replaced with block paving to match existing with a new evergreen hedge planted to the front.

6. Amount of development

The car port provides 20m² of covered space.

7. Layout

The layout has been designed to be as unobtrusive as possible with subtle colours that are general lost against the existing building, boundary wall and landscaping.

8. Sunlight

The new layout will have no detrimental effect on adjacent buildings.

9. Scale

The layout is subservient to the existing building and although set forward from the main front elevation is not obtrusive and well screened.

10. Landscaping

The existing low level evergreen shrubs to the north-east corner have been removed and replaced with a new evergreen hedge along the boundary with the front path. A small additional area of paved drive area has been provided.

The north boundary is mainly screened by a 2m evergreen hedge this will be retained unaltered.

11. Appearance

The external appearance are constructed in subtle colour and minimal material thickness.

The columns are only 80mm square and the supporting roof structure has large holes to minimise mass.

The roof is opaque polycarbonate.

12. Access

Access to and within the site will remain unaltered.

This Planning Statement is submitted in support of an Application to vary condition 1 of Planning Permission P/3/17/HH made on behalf of P Hickey for the retention of the free standing car port.

Prepared By PJC

October 2017

Extract from EA flood map showing site is not within flood zone.

SITE

