

4 THE GLADE, PAGHAM, BOGNOR REGIS, PO21 4SD

PROPOSED REAR EXTENSION, SIDE EXTENSION, ROOF ALTERATIONS INCLUDING DORMERS, AND INTERNAL ALTERATIONS



PLANNING, DESIGN & ACCESS STATEMENT

10 FEBRUARY 2025

TABLE OF CONTENTS

1. Site and Proposed Development	3
2. Design and Access Statement	3-4
3. Planning History and Context	4
4. Planning Policy Considerations	4
5. Conclusion	4-5

1. SITE AND PROPOSED DEVELOPMENT

1.1 The application relates to 4 The Glade, Pagham, a detached dwelling located within an established residential area characterised by properties of similar scale and appearance.

The existing property comprises a two-storey detached dwelling with a rear conservatory and traditional pitched roof form. The surrounding area is residential in nature with neighbouring properties set within private gardens.

The proposal seeks to improve the internal layout and functionality of the dwelling through alterations and extensions to the rear and roof. The works include the removal of existing elements and the construction of revised accommodation to provide an improved kitchen and living arrangement, together with alterations to the roof incorporating dormer elements.

The development is intended to modernise the dwelling while maintaining its residential character and improving the quality of accommodation for the occupants.

1.2 The proposal has been prepared by Krona Design Ltd, with reference to the following drawings:

KD.1811_A.100 – Existing Plans

KD.1811_A.101.E – Proposed Plans

KD.1811_A.200 – Existing Elevations

KD.1811_A.201.E – Proposed Elevations

KD.1811_A.300 – Existing Sections

KD.1811_A.301.C – Proposed Sections

2. DESIGN AND ACCESS STATEMENT

Design

2.1 The proposed development has been designed to respond positively to the existing dwelling and surrounding residential context.

2.2 At ground floor level, the proposals rationalise the existing layout and provide a more open kitchen and dining area through a rear extension with improved connection to the rear garden through new sliding glazed doors. The scale of the extension remains subservient to the main dwelling and reflects the proportions of the existing building. The existing roofline and angle will remain and run down to connect to the rear extension at plate level.

2.3 At roof level, new dormer elements are proposed, finished in timber cladding to provide a contemporary but sympathetic addition to the property. The materials have been selected to complement the existing dwelling while clearly distinguishing new work from the original structure and to offer a modern noteworthy look.

2.4 The use of timber cladding reflects contemporary residential extensions within similar suburban contexts and provides visual interest while remaining sympathetic to the host dwelling.

2.5 The overall scale, massing and height of the proposals remain consistent with surrounding development and do not result in an over-dominant form when viewed from neighbouring properties. The plot itself is a corner plot with plentiful land and no neighbours to the immediate east

Access

2.5 Existing access arrangements to the property remain unchanged.

3. PLANNING HISTORY AND CONTEXT

3.1 Planning records indicate that an extension to the property was approved in 1972 (Ref: P/165/71). Given the age of this permission, it has no direct bearing on the assessment of the current proposal. No other relevant planning history has been identified.

4. PLANNING POLICY CONSIDERATIONS

4.1 The proposal has been designed in accordance with the principles of the National Planning Policy Framework (NPPF), which promotes high quality design and development that responds positively to local character.

The development represents a modest alteration and extension to an existing dwelling within an established residential area. The scale and design are appropriate to the host dwelling and surrounding properties, ensuring that the proposal preserves the character of the area.

The proposed development does not result in unacceptable overlooking, loss of light, overbearing impact or loss of privacy to neighbouring occupiers. As such, the proposal accords with local planning policies relating to design quality and protection of residential amenity.

Materials are selected to complement the existing building, and the development maintains the established appearance of the street scene.

5. CONCLUSION

5.1 The proposed development represents a well-considered and proportionate alteration to an existing dwelling that improves the quality of internal accommodation without harm to neighbouring amenity or the character of the surrounding area.

The proposal complies with national and local planning policy, and it is respectfully requested that planning permission be granted.
