

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

SINGLE STOREY SIDE EXTENSION,

AT

**56 HARBOUR VIEW ROAD.
PAGHAM
SUSSEX.
PO21 4RQ**

March 2018



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1. Introduction

The proposed alterations will provide suitable accommodation for modern family use by providing a small extension and converting the garage into a living area.

pitched roof will be extended over the existing garage.

2. Assessment of physical context

The site is a 3 bedroom detached bungalow in a residential area. It has brick walls with a tiled pitched roof to the main building and felt flat roof to the garage and rear extension. It has off road parking to the front and an enclosed garden rear garden.

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

The site is generally level.

The surrounding area is residential.

There are no significant trees on the site.

The site perimeter consists of 1.8m timber fencing to the rear and no fencing to the front.

There is no record of flooding on the site, the property is within flood risk 1 area, so has no risk of flooding.

The existing windows and doors are double glazed white PVCu with a composite front door.

3. Social/economic context and planning context

The development is to the side of the property with the garage being demolished and rebuilt slightly further in from the boundary to the same front line with the repositioned front door to this area with a pitched roof porch over to provide a tiered effect of 3 decreasing pitched roofs to the front elevation, the main pitched roof is to be extended over the extension (old garage).

A small extension is provided to the side of the front bedroom, this is set back from the front of the house and to create a tiered effect towards the new front door.

The rear extension flat roof is raised to match the existing flat roof over the snug.

Due to the nature of the work there will be no increase in traffic movements, there is sufficient space to park cars off road.

The extensions are designed to provide a stepped appearance to reduce massing.

The proposed development will not affect any rights to light of adjacent properties.

There are similar size houses to the proposed to the surrounding area. There have been similar extensions in houses in the local area.

4. Design Principles

The development has been designed so there is minimal the impact on neighbouring properties or street scene.

The extensions are designed to provide a stepped appearance to reduce massing.

The new materials will all be sympathetic to the existing, with face brick walls with feature courses and soldier course to the windows, tiled roof and gable, white PVCu double glazed doors and windows to closely match existing. The existing roof will be stripped and tiles re used to ensure visual continuity.

5. Amount of development

The increase in area for the house is 14m²

6. Sunlight

The proposed development will not affect any rights to light of adjacent properties.

7. Drainage

The foul drainage discharge will remain with local drainage connections for altered layout made within the site.

The surface water drainage will be connected into the existing rwps.

The impermeable area is no worse than existing as the footprint of the extension has paving at present.

8. Access

pedestrian access to the site will remain unaltered.

All proposed doors will be Part M compliant.

This Planning Statement is submitted in support of an Application for Planning Permission made on behalf C Mexson.

Prepared By PJC

March 2019

Extract from EA flood map showing site is within flood zone 1.

Likelihood of flooding in this area

This location is in an area with a low probability of flooding

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

- 1** You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:
- smaller than one hectare
 - is not affected by sources of flooding other than rivers and the sea, for example surface water drains

- 2** If your development is in flood zone 1 and:
- larger than one hectare
 - is affected by sources of flooding other than rivers and the sea, for example surface water drains

you can [learn more about flood risk assessment in flood zone 1](#)

- 3** You can also [read more about flood risk assessments for planning applications](#)

