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Your reference:

Date: 5th May 2020

Planning Dept
Arun District Council
Maltravers Road
Littlehampton,
West Sussex
BN17 5LF

Dear Sirs;

Proposed Rear Extension, Loft Conversion with side dormer and rear Hip to Gable roof extension
24 Tennyson avenue, Rustington

Please find attached the Planning application for the above

The associated documents with this application are:

Plans and Sections as proposed	2277 – 1	1:50 at A1 / 1:100 at A3
Elevations as Proposed	2277 – 2	1:50 at A1 / 1:100 at A3
Floor plans as existing and roof plans	2277 - 3	1:100 at A3
Elevations as existing	2277 - 4	1:100 at A3
Block plan	2277 – 5	1:500 at A4
Location plan	2277 - 6	1:1250 at A4

Should you need any more information please do not hesitate to get in touch

Yours faithfully,

Philip Clay

Design Statement:

Ground floor extension

This proposal is designed to improve the existing accommodation by providing a reasonably sized Kitchen/ Dining /Living room facing west, out over the garden, the existing kitchen is extremely small, measuring only 3.2m X 2.00 with 2 doors leading off it; there was a 3rd, a side door, but this has been blocked off, no doubt to create more usable space within the room; there is a very small bathroom measuring 2.1 X 1.5 and another room, which is supposed to be the 2nd bedroom but, again is too small to be considered usable as such.

I believe that the extension could have been considered under the Larger House extension scheme and approved as such, but for the fact the rear wall is staggered, therefore making part of the rear a "Side Extension", as well as a "rear extension" The extension is only half a metre beyond the 4.00 limit for a normal PD extension anyway, at 4.5 metres out from the original rear wall, and an existing conservatory would be demolished, so I would hope this wouldn't be a problem. The roof would be a "flat" roof, to incorporate two roof lanterns, to provide additional daylight.

For the remainder of the ground floor, for info, The existing kitchen will be turned into a 3rd Bedroom and a new window installed in the old blocked off doorway

The bathroom will be increased in size by incorporating a part of the small room at the side; the remaining creating space in the hallway for the stairway to the new first floor

Proposed First Floor

A new main bedroom is to be created part within the loft space and part by a hip-to-gable rear roof extension and a small side dormer. The bungalows loft is too small to accommodate a bedroom as it is, so both the hip-to-gable rear roof extension and side dormer are essential to provide the bedspace, and access, and the headroom, around it, also for a small shower room.

The front gable and hip remain unaltered, so reserving the front appearance to the street scene

I believe that these works can be carried out as Permitted development under a "Class B" Extension, being only 16.8m³ (htg) and 17.63m³ (dormer); total 34.43m³ in volume, well under the 50m³ limit for such works

The bathroom and side windows will be obscure glazed and only openable above 1.7 metres above floor level

These works are included here to avoid the need to apply separately for a Lawful Development Certificate, but could be withdrawn from this application if necessary

Summary

Other, similar, developments have occurred in the road and locality and the adjacent house to the north has had extensive works including a large rear dormer and hip-to -gable side roof extension (see photos appended below)



PHOTO 1

neighbouring house from rear showing dominant side hip to gable, rear dormer and “wrap around” rear and side extensions



PHOTO 2

neighbouring house from front showing dominant side hip to gable



PHOTO 3

Street view
to the south



PHOTO 1

Rear
elevations

Philip J Clay

06-05-2021