

Planning Statement for the proposed development at June Cottage,
Herne Lane, Rustington, Littlehampton, West Sussex.

The development involves the extension of the existing bungalow to the rear and west. The existing garage is to be demolished and the width of the existing property narrowed marginally to leave the west elevation wall set back from the western boundary. The roof is to be converted to accommodation which will extend over the new extension.

The roof will be formed with a barn end design to the south, east and west elevations to mirror the appearance of other properties in Herne Lane which have been similarly extended and altered. See Photograph 1.



Photograph 1. Rose Cottage, Herne Lane. Chalet style bungalow with barn ended roof to north and south elevations.

The proposal also includes the formation of pitched roof dormers to the front elevation which have been kept relatively narrow in order for them to sit comfortably within the main roof slope in a subservient manner. The dormer design reflects the dormers formed in the roofs of adjacent properties. See Photograph 2.



Photograph 2. Willow Cottage, Herne Lane. Narrow pitched roof dormers to front elevation and colourwash render to walls.

The roof and dormers will be tiled in plain tiling to match that of the existing property and other properties in the area. It is proposed to render and colourwash both the new and existing walls to create a modern building of uniform appearance which will be in keeping with the surrounding area. See Photograph 2.

The development will incorporate renewable energy with the introduction of a heat pump and solar panels to the roof. As a significant proportion of the building envelope will be replaced as part of the extension and roof conversion existing thermal insulation levels will be increased to meet current standards and all existing windows and external doors replaced with modern thermally efficient double glazed alternatives. The proposal represents the sustainable redevelopment of an existing property which will result in a modern thermally efficient dwelling with heat and electricity obtained from renewable sources.