

**Planning/design statement for single storey side extension at:
Apple Pips, 1 Artex Avenue, Rustington**

Context

The proposal as stated above is for the erection of a single storey side extension to the existing building.

In 2012 under planning application R/20/12, conditional planning approval was granted for the conversion of the property from a dwelling house (C3) to a childcare day nursery (D1).

If the property were still a dwelling then the proposal would be permitted development.

One of the conditions under R/20/12 was to restrict the number of children at any one time to 16. It is not proposed to increase this number but to allow all the children to be in one room rather than throughout the building and to allow a room at first floor level to be used as an office.

Amount

The proposal will have a gross floor area of 19.84m² and have a maximum height of 3.5m above the ground level.

Layout

The layout of the childcare day nursery will be as existing with only the main play area increased in size and an office formed at first floor level.

Appearance

The appearance of the proposal will be of face brickwork under a tiled roof with doors and windows to match the existing.

Access

Access to the site and into the building will be as existing.

Scale

The scale of the proposal is considered to be appropriate as it would be permitted development if it were still a dwelling.

Landscaping

There is no need for landscaping.