

LUCKHURST Architecture

West Chiltington • Haglands Lane • West Sussex • RH20 2QR • 

SUPPORTING STATEMENT

LA017

3 Wilton Drive
Rustington
BN16 3TG

1.0 INTRODUCTION

This supporting statement has been prepared in support of a householder planning application for the construction of a single storey rear extension at 3 Wilton Drive, Rustington, BN16 3TG.

The statement should be read in conjunction with the following drawings and reports:

LA017_10

LA017_20

LA017_40

2.0 SITE DESCRIPTION

- The site sits within a housing development to the North of Rustington.
- The property is not listed and not within a conservation area.
- 3 Wilton Drive is a 3 Bed detached dwelling positioned on the corner of Wilton Drive and Wilton Close.

3.0 SIMILAR LOCAL DEVELOPMENT

- There are several nearby properties with similar ground floor rear extensions.
- We therefore believe that our proposals would be in keeping with the surrounding development.

4.0 RELEVANT PLANNING POLICIES

Our proposal has been designed inline with the following policies:

- National Planning Policy Framework (NPPF)
- Rustington Neighbourhood Plan

5.0 USE

- We propose to demolish the existing rear extension and replace with a more useable, environmentally efficient, and aesthetically pleasing living space.
- The proposed extension to the existing property is to provide additional living accommodation incorporating open plan kitchen, living, and dining areas.

Directors: **Matthew Luckhurst** BA (Hons) M Arch RIBA **Catherine Bailey** BA (Hons)
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6.0 SCALE

- The proposed extension is single storey with a pitched roof and flat roof top matching the details of the existing building so as to not impact on the surrounding neighbours or views from both Wilton Drive and Wilton Close.
- Existing GIA 95.04sqm
- Proposed GIA 121.35sqm
- Overall, the extension equates to a modest 27.7% increase in GIA and allows for a living space more suitable for a 3 bedroom detached house.

7.0 APPEARANCE

- Brick to match in colour and profile to the existing house.
- Roof shape to match the existing profile.
- Brick eaves detail to match the existing.
- Hidden Grey GRP flat roof with slimline roof lights.

8.0 LANDSCAPING

- The design will also incorporate a mixture of hard and soft landscaping connecting the internal living space to the garden.
- We propose a lawned area with planted borders to soften the design and provide habitats for wildlife.

9.0 ACCESS

- We propose to retain the two existing side gates.
The proposed design will also improve the circulation through the current building.
- The existing parking arrangements are unaffected by this proposal.

10 SUMMARY

We believe that all things considered the proposal would result in an enhancement over that which currently exists on site. The proposal makes a positive contribution to the appearance and character of the site, whilst also providing appropriate residential space which results in a high quality and functional family home for present and future occupiers. We look forward to confirmation from the Local Planning Authority that this application can be approved under delegated powers.

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