

DESIGN AND ACCESS / PLANNING STATEMENT

Holmcroft, Rustington, BN16 2BW

2772

02-09-19

As described on the accompanying drawings (2772/01; 2772/03G and 2772/05B) and contained with the application form, the proposal is to demolish an existing conservatory to the rear of the property and to form a single story extension with pitched roof. The proposal also involves fitting 4No. dark grey framed roof lights to the proposed extension and installing 1 No. dark grey framed roof light into the existing roof over the existing master bedroom. All of the proposed roof lights will not protrude more than 0.15m beyond the plane of the existing and proposed pitched roof. The proposed extension will have south facing French doors and west facing sliding doors (all units to be double glazed with white powder coated aluminium frames).

The proposed materials are in keeping with the original house. The external walls to the proposed extension will be finished in facing brickwork to match the existing and the pitched roof will be with roofing tiles to match the original roofing of the house. The additional gutters and rainwater downpipes to the proposed extension will be in white powder coated finish to match the existing.

As noted on the proposed plan and elevations, the proposed extension will extend 4m from the rear wall of the original dwelling house and its width will be smaller than half the width of the original building. Furthermore, the height of the proposed extension will not be higher the existing roof ridge. Therefore, the proposed volume, plan and heights comply with the current permitted development rights.

The proposed development also involves the following works:

- Replacing the existing South facing external sliding doors in the existing lounge with an opening window matching in style and finish the existing windows. The lower section of wall will be raised in facing brick to match the existing.
- Replacing the existing window in the existing study with two separate windows to match in style and finish the existing.
- Replacing the East facing bow windows with "standard windows" to match in style and finish the existing windows.
- Replacing the existing front entrance door and side window with a new door with 2No side windows to match in style and finish the existing.
- Removing the window and replacing the external door to the existing utility with a new window to match in style and finish the existing.
- Replacing the existing North facing window to the existing en-suite with a new external door to match in style and finish the existing.
- Additional internal alterations, as noted on the accompanying drawing (2772/03G)

The design explained above and shown on the proposed drawings uses materials and finishes used on the existing dwelling and houses in the surrounding area.

The proposed use of the land will remain as existing (i.e. dwelling). The access to and within the property will not be changed as part of this application.

To the best of our knowledge, there has not been any previous extension to the original house.



Photograph toward the front elevation



Photograph toward the existing conservatory at the rear of the house



