

DESIGN & ACCESS STATEMENT

FOR

PLANNING APPLICATION

FOR

LOFT CONVERSION TO PROVIDE LIVE IN CARE FOR DISABLED RESIDENT AND
EXTENSION TO CONSERVATORY FOR ELECTRIC WHEELCHAIR STORAGE.

AT

13 CHAUCER AVENUE
RUSTINGTON
LITTLEHAMPTON
WEST SUSSEX
BN16 2PD

October 2013



PDK Architecture and Surveying.
29 Breach Avenue, Southbourne, Hampshire PO10 8NB.



1. Introduction

The applicant is registered disabled.

The proposed alterations will provide a useable living space for a live in carer whilst still maintaining private main living area. The extension to the conservatory provides a weatherproof secure space for an electric wheelchair with level access to external path.

2. Assessment of physical context

The site is semidetached in a residential area. It is located on the junction of Chaucer avenue and Milton avenue with dual aspect garden to the south and east.

The site and building is not of listed status or in a conservation area or national park.

The site is generally level.

The surrounding area is residential.

There are no significant trees on or around the site, but there various shrubs within the garden.

The site perimeter consists of timber fencing to the rear and 300mm timber fence on top of a low 300mm face brick wall to the front.

There is no record of flooding on the site and the site is not in a flood risk area.

The existing building constructed in white painted face brick up to 900mm with white painted render over, with pitched plain clay tiled roof. The conservatory, windows and doors are double glazed white PVCu units.

3. Social/economic context and planning context

The loft conversion within the property is to the South and West elevation and is to the same footprint and ridge height of the existing building, therefore, will have little impact on the street scheme or adjoining property.

There was a previous application R/30/12 for a detached external wheelchair store to the west of the drive that was refused. The conservatory extension to provide wheelchair storage addresses the issues of the previous application namely there is no development in front of the building line.

Due to the nature of the work there will be no increase in traffic movements.

4. Involvement of local interests

There has been no discussion with the adjacent owners.

5. Evaluation

No 7 Chaucer avenue (3 houses to the west) has a similar tile hung gable to the roof as does the property at the junction of Chaucer avenue and Tennyson Avenue. The adjacent bungalow No 11 has extensions and loft conversions and conservatories of similar size.

6. Design Principles

The development has been designed to keep the same footprint of the existing building and minimise the impact on the street scene and neighbouring properties. The new materials will all match as closely as possible to the existing, with existing tiles being re used where possible on entire elevations to maintain appearance and new tiles to other elevation.

The new Velux windows are to be installed 1.7m from floor level to underside of glazing.

The new window within the ensuite dormer will have obscure glazing and a top opening 1.7m from floor level to underside of glazing all other panes will be fixed.

7. Amount of development

There is no increase in footprint area for the house.
The extension to the conservatory is 5.3m².

8. Layout

The layout has been designed to provide a useable living space for a live in carer whilst still maintaining private main living area. The extension to the conservatory provides a weatherproof secure space for an electric wheelchair with level access to external path.

9. Sunlight

The new layout will have no detrimental effect on any adjacent buildings as the roof alteration faces South.

10. Scale

The layout has been designed to maintain the existing ridge level and building footprint with a small 5.3m² flat roof extension to the existing conservatory

11. Landscaping

There will be no change to the existing landscaping.

12. Drainage

The foul drainage discharge will remain unaltered, all drainage connections for new ensuite will be made within the building.

The surface water drainage will remain unaltered. The main roof area remains the same and the minor extension to the conservatory 5.3m² will be connected into the existing rwp.

13. Appearance

The new extension is to be constructed to match the style, proportions and materials of the existing building and surrounding area. With plain clay vertical tile hung walls and plain clay pitched roof with a new dormer and 2 No Velux roof windows. There is a small section of felt flat roof section to the proposal. New windows White double glazed PVCu.

14. Access

Vehicle and pedestrian access to the site will remain unaltered.

Access within the site is level to all doors as the owner is disabled. The new doors into the conservatory will be level to allow storage of electric wheelchair

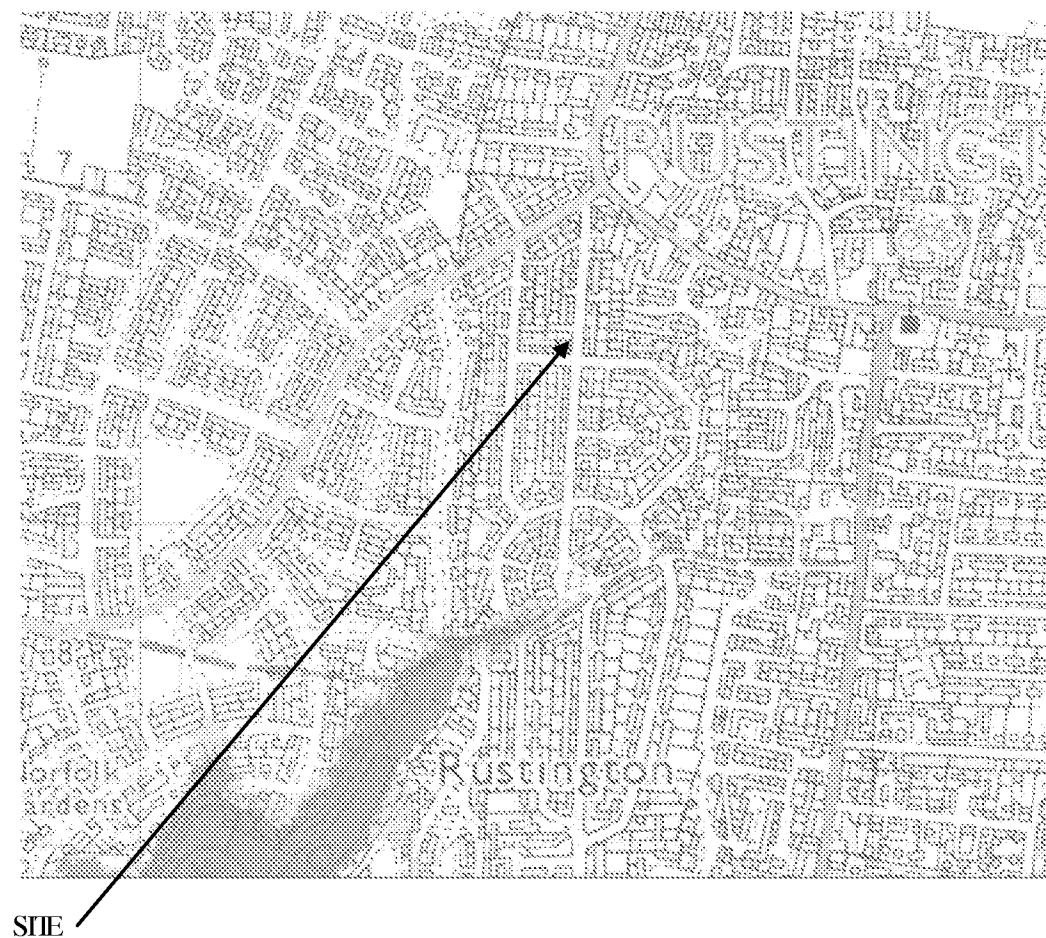
All proposed doors will be Part M compliant.

This Planning Statement is submitted in support of an Application for Planning Permission made on behalf C Burch for the loft conversion and extension to conservatory.

Prepared By PJC

October 2013

Extract from EA flood map showing site is not within zone.



SITE