

PLANNING STATEMENT

7 Hunters Mews
Fontwell
Arundel
West Sussex
BN18 0UW



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Prepared by:

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Introduction

Helyer Davies Architects Ltd have been appointed by a private client to design the proposals for 7 Hunters Mews.

The works consist of:

- Conversion of the existing garage space to form a home office and other internal alterations.

The OS extracts are to show site location plan and block plan only.

Recent Planning History

There are no recent planning applications registered on the Arun District Council website relating to this property.

Flood Risk



Environmental Agency Flood Risk Map- flood-map-for-planning.service.gov.uk/

Zone 1 Low Probability (clear)

Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

Zone 2 Medium Probability (light blue)

Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

Zone 3a High Probability (darker blue)

Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)

The dwelling is in Flood Zone 1 and therefore does not require a flood risk assessment.

Design

Use

The proposals are for a home office for use of the residential occupants (C3 dwelling). The rear portion of the garage has previously been converted into use as a home office, because of this the proposals will cause no loss of parking.

Amount & Scale

The proposals are within the existing dwelling and there will be no increase in footprint or mass.

Layout

Internally the existing wall separating the kitchen and utility room is to be removed to enlarge the kitchen space. A new doorway will be created to provide access into the new utility room which will be located adjacent the kitchen, within the existing home office space. The home office will then be extended to fill the existing garage.

Appearance

Externally the existing garage door will be infilled, and a window will be incorporated to provide natural light into the office. The existing utility door will also be replaced with a window.

Materials:

Walls – Brick to match the existing

Windows – White UPVC to match the existing

Landscape

To remain as existing.

Access

The access to and from the site will not be altered.