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Design & Access Statement

Proposed single storey rear extension and internal
alterations at:

25 Oak Tree Cottages
Barnham Lane
Walberton
BN18 0AY

Job Ref MC053

Introduction.

This statement has been prepared in support of a planning application for the construction of a single extension to the rear of 25 Oak Tree Cottages, Barnham Lane, Walberton. The extension will replace an existing lean-to rear extension. Additional works include extending the kitchen area to suit the additional space and the creation of a dining area to the rear of the existing lounge.

Requirements.

Mr & Mrs Wadey are tenants of the above property which is owned by Arun District Council. Having recently acquired the tenancy, they are now looking to carry out works to the building to improve the living accommodation in order to create a family home for themselves and their children. The works are intended to improve the main living area at the rear.

To facilitate this, the owners wish to add a single storey extension to the rear to create a larger, more open plan kitchen/diner

Consultations:

Mr and Mrs Wadey are the secure tenants with right to buy the above property which is part of the Arun District Council stock.

On 30th August 2019 a meeting at the above property was held between Mr & Mrs Wadey and Mr Dan Carpenter representing Arun District Council. Also present was Mr Adrian Wilgoss, Head of Housing Improvements & Repairs.

After discussing the proposals, agreement was given by Mr Wilgoss, to undergo the proposed extension to meet the needs of family space, gaining a dining room and open plan kitchen space/dinner as well as maintaining and improving the property.

He informed Mr and Mrs Wadey he was unsure if the extension could be constructed under permitted development or would require a householder planning application, so he suggested that an application was submitted to satisfy this requirement prior to permission being granted by the Local Authority to carry out the works.

Proposal.

The building is of traditional cavity wall construction with a painted render finish externally. The roof is of plain concrete tiles. At the side is a small extension creating the bathroom with built up flat roof over.

At the rear there is an existing lean-to conservatory constructed mainly in single-skinned brickwork with painted render finish to match the main building. This is generally in a poor condition with some damp and will be taken down and removed from site.

A new single storey extension will be constructed across the rear which will provide the required space to extend the existing kitchen area as well as creating a formal dining area adjacent to the lounge.

The external walls of the extension will be a blockwork cavity wall construction, rendered and painted externally to match existing. The roof will comprise a warm roof construction, with concrete tiles to match existing. Introduced into the roof will be two Velux style roof windows to allow additional natural light into the rear of the extension

The new window overlooking the rear will be white uPVC as will the sliding/folding doorset, providing access to the patio & rear garden. The existing window to the lounge will be removed, the opening enlarged and made good to match existing.

Fascia's, soffits, & rainwater goods will be uPVC to match existing, with the surface water discharging into existing within the confines of the site.

Similarly foul water from the new kitchen will also discharge into existing with the confines of the site.

Site & Surroundings

The existing house & garden stands within an established residential area of Walburton, in a row of semi-detached privately owned properties. (See appendix photos)

The existing footpath to the rear will be extended to form a new patio area to suit the position of the new extension with all landscaping and fencing to boundaries at the rear and the sides of the property to remain as is.

Planning History

A search was carried out on the Local Authority database which shows no appreciable works having been carried out at the property.

Appendix Photos



1: View of rear corner (South East) of property



2: View of rear (South West) of property



3: View of side of property from SE corner