

Planning Statement:

New single storey rear extension: 10 the Pines Yapton BN18 0EG, West Sussex

Assessment and Physical Context

The site is located in The Pines estate Yapton.

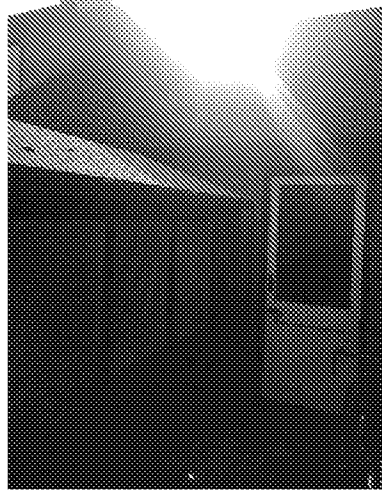
The existing building constructed around the 1990 comprises a linked detached two storey residential house with pitch roof to main house and part pitched flat roof to linked single storey garage.

A Loral hedge boundary fence. Existing elevational treatment has tiled main pitch roof slopes painted soffit and barge boards, over coursed brick with on end soldier headers to all window and door openings.

Windows are timber front and rear casement with UPVC rear patio doors.



Rear Elevation



Front Elevation

Social, Economic and Planning context.

The proposal is for a replacement pitch roof rear extension with roof lights, to replace the same foot print. Adjacent properties have more substantial flat roof extensions in a variety of formats. The shallow

pitch format will provide additional volume internally.

The proposal will reinforce the identity of the dwelling to produce a good design solution to ensure the proposals meets the requirements of Local Plan with a high quality in design, visually integrated in context, subservient in form not compromising the spatial character creating a positive addition.

Involvement of Local Interests

Not consulted.

Evaluation and Design Principles

The garden room extension pitch roof will be notionally above the existing flat roof line, the west eaves and gutter line will be retained to limit the intrusion, the extension will provide an attractive addition. The walls will be brick to match existing house, barge board parapet white colour, weather boarding, there will be no greater intrusion to adjacent property as adjoining owner has extension in place.

Amount of Development

Approximate external dimensions - 12.05m projection, 4.34m width and 3.2m height pitch roof ridge line above existing ground level.

Layout

As described on the accompanying drawings, the building makes good use off the site and does not impinge adjacent property or detract from there amenity.

Scale

The building is a traditional pitch roof terrace house similar to the adjacent property, and in proportion within the context of the rear street scene. The extension is simple in modern form and subservient to the main house roof line and will complement the existing character.

Landscaping

Existing boundary shrubs to the perimeter the rear garden.

Appearance

Vernacular materials to complement the existing elevations.

Access

N/A

Wheel Bin and cycle storage

as existing

Flood risk

N/A

Drainage Statement

No change.

Land contamination assessment

Not applicable

Noise Assessment.

Not applicable

Biodiversity

A walk over survey was conducted and no visible evidence was present for Protected Species referred to in the Biodiversity check list. The site has attractive mature gardens.