

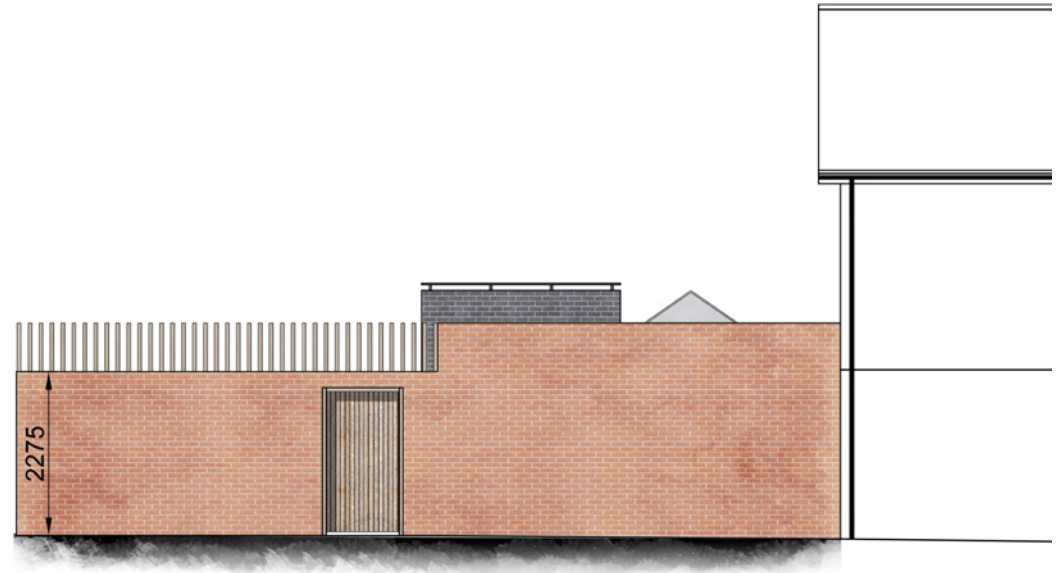
SUPPORTING STATEMENT

4 Lambs Cottages
Bilsham Road
Yapton, Arundel
BN18 0JT





NORTH EAST ELEVATION



NORTH WEST ELEVATION

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1.0 INTRODUCTION

- This design and access statement has been prepared in support of a householder planning application for the construction of a single storey rear extension at 4 Lambs Cottages, Bilsham Road, Yapton. BN18 0JN



The statement should be read in conjunction with the following drawings and reports:

LA001_10 Proposed Plans
LA001_11 Site Plans
LA001_20 Proposed Elevations
3D Planning views

2.0 SITE DESCRIPTION

- The site occupies part of the Lambs Cottages development
- The property is not listed and not within the conservation area
- 4 Lambs cottages is a 4 bed semi-detached dwelling which is positioned adjacent to Bilsham road and the associated bus stop.



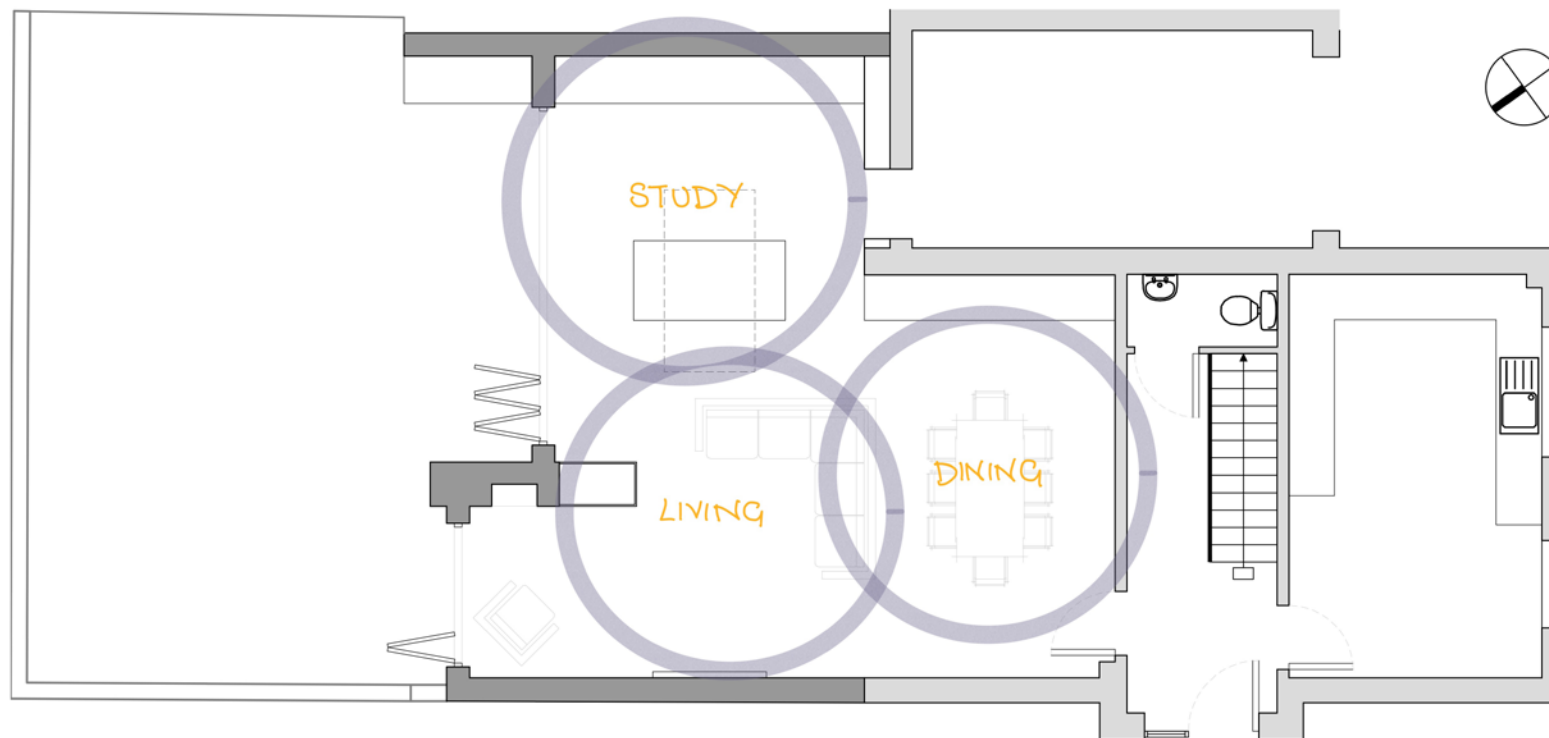
3.0 SIMILAR LOCAL DEVELOPMENT

- There are a number of nearby properties with similar ground floor rear extensions
- We therefore believe that our proposal would be in keeping with the surrounding development

4.0 RELEVANT PLANNING POLICIES

Our proposal has been designed inline with the following policies:

- National Planning Policy Framework (NPPF)
- Yapton neighbourhood development plan

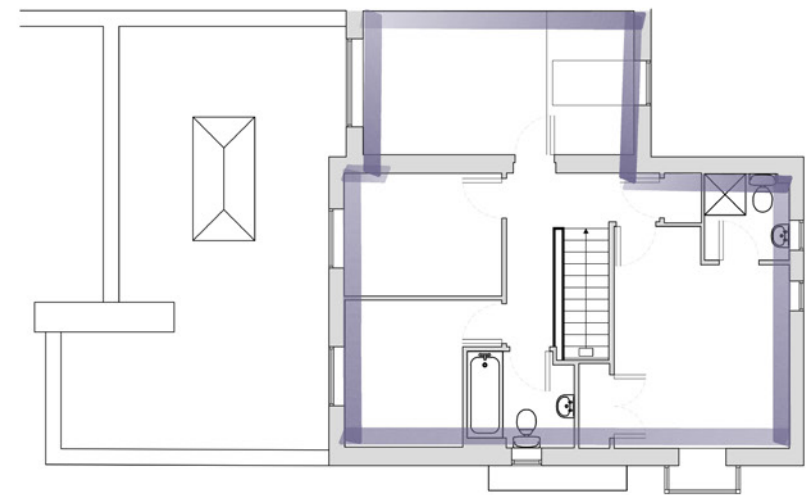
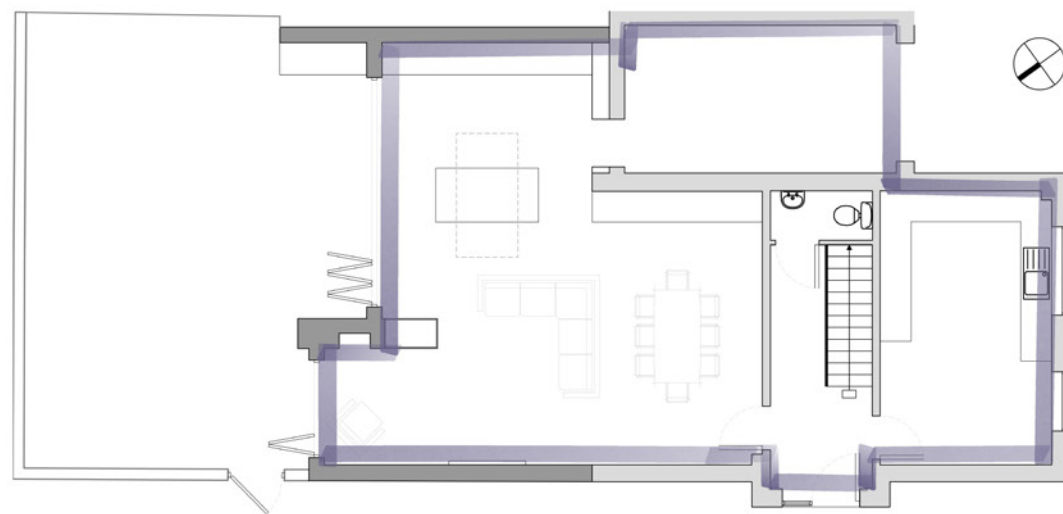
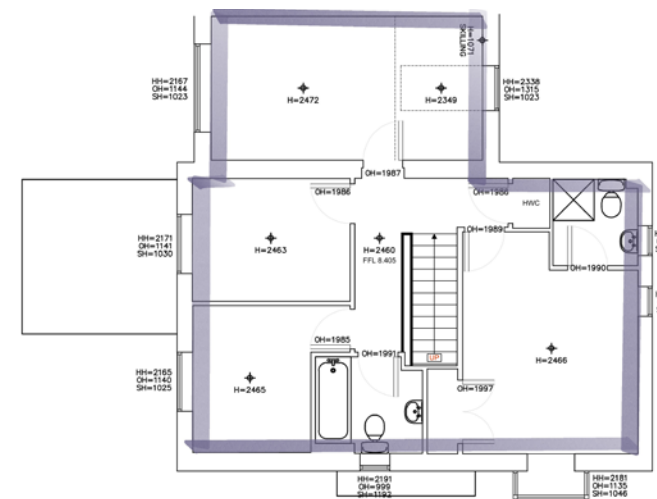
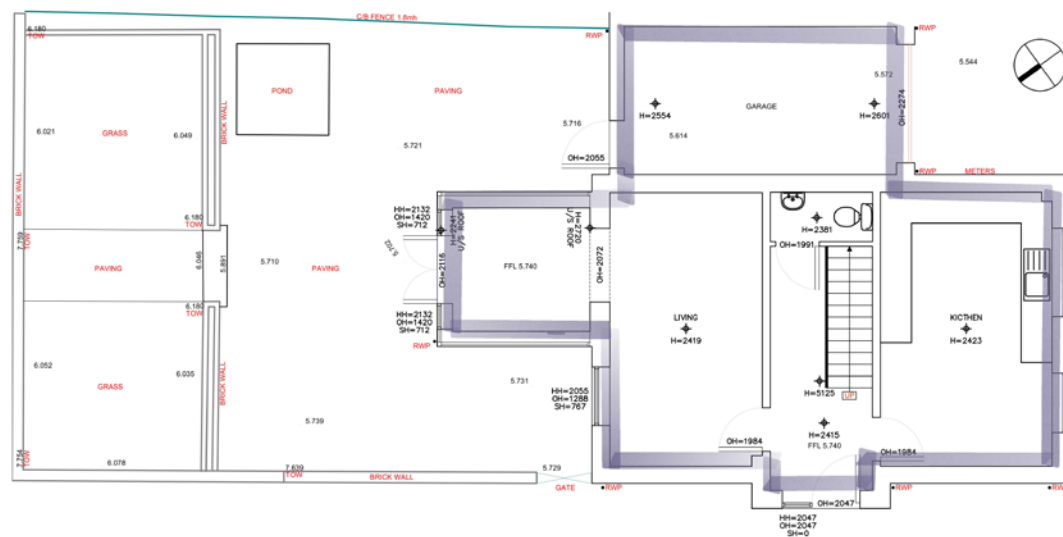


5.0 USE

- We propose to demolish the existing rear extension and replace with a more useable, environmentally efficient and aesthetically pleasing living space.
- The proposed extension to the existing property is to provide additional living accommodation incorporating open plan living/dining/study area
- We are also proposing a timber brise-soleil to the rear and along the north-west boundary wall to provide solar shading and privacy from the adjacent bus stop



Existing extension



6.0 SCALE

- The proposed extension is single storey with a flat roof so as not to impact surrounding neighbours or views from Bilsham Road.
- Existing GIA: 133.7 sqm
- Proposed GIA: 145.5 sqm
- Overall the extension only adds an 8.8% increase to the existing gross internal area and allows for more living space which is more in scale with a 4 bedroomed house.



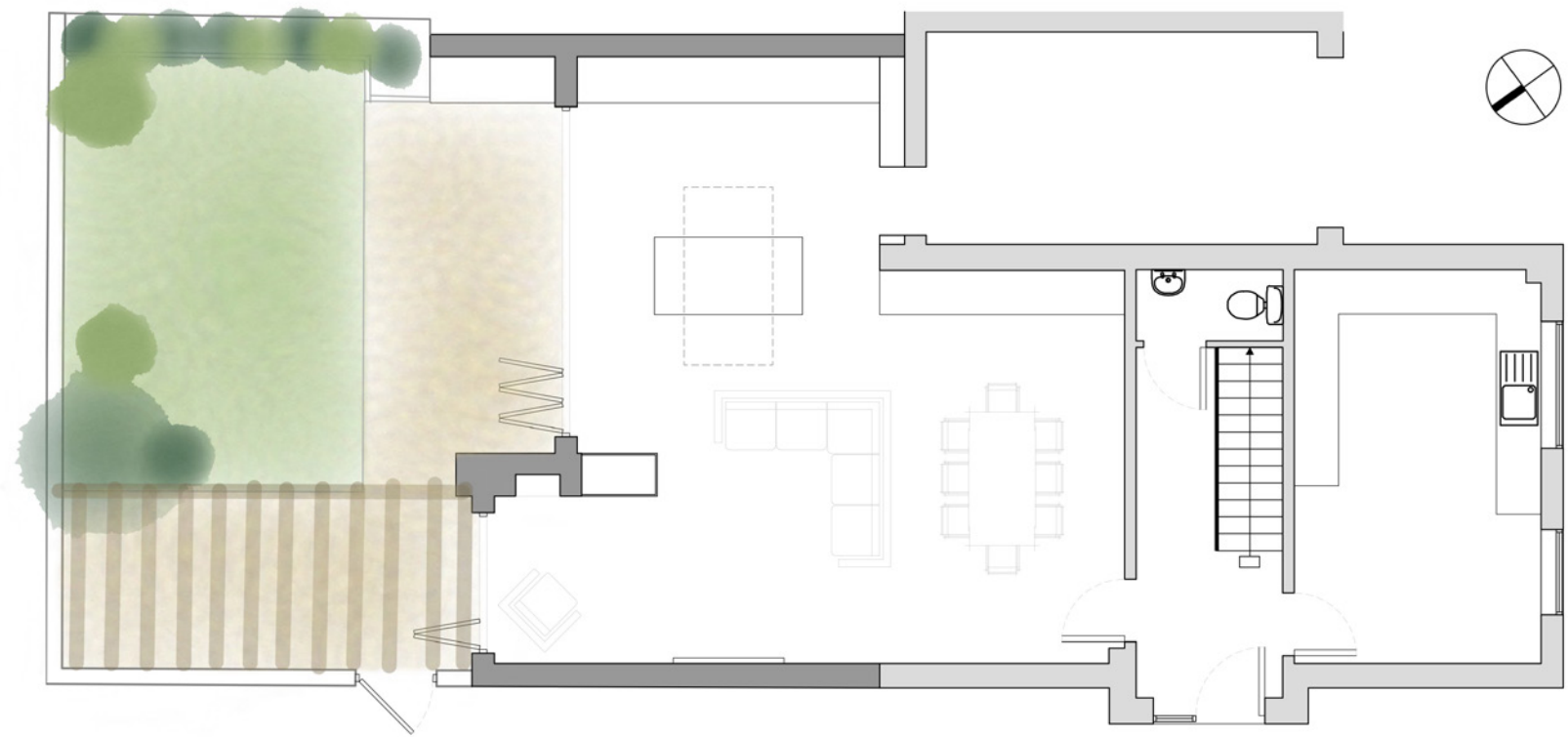
External View 1

7.0 APPEARANCE

- Brick to match in colour and profile to existing house
- Black brick feature chimney
- Grey fibre glass flat roof with slimline glazed lantern and rooflights
- Grey slimline aluminium bi-fold doors
- Flooring to match inside and out
- Timber contemporary brise soleil to provide solar shading to the property and to create privacy from the neighbouring bus stop
- Area of soft landscaping and associated planting to help with drainage and to provide habitats for wildlife



View 2



8.0 LANDSCAPING

- The design will also incorporate a mix of hard landscaping for outside dining and soft landscaping
- We propose a lawned area with a mixture of raised planters and borders to soften the design and provide habitats for wildlife



9.0 ACCESS

- We propose to retain a side gate access to the garden, however this will need to move along slightly
- We have created a designated area for bin storage
- The proposed design will also improve the circulation through the current building
- The existing parking arrangements are unaffected by this proposal