

Planning Statement in Support of a Full Plans Application
Proposed Double Storey Side Extension & Single Storey Rear
Extension To;
3 Vinnetrow Cottages, Runcton, West Sussex, PO20 1QH for
Mr. & Mrs. Henshaw

This planning statement is submitted in support of a Full Plans Application relating to proposed rear & side extension developments at the above address.

Photograph 1 Shows the front of the property (west elevation).



Photograph 2 Shows the side of the property (north elevation) the proposed area to be extended with the double storey extension.



Photograph 3 Shows the rear of the property (east elevation) and the proposed area for the single storey rear extension.



Side Extension

A new side extension to provide a hallway and dining room to the ground floor, with an additional bedroom & en suite to the first floor.

The proposed side extension shall have a footprint of 6000mm x 4000mm & be formed from insulated cavity wall construction, using matching flint blocks to the front (west elevation) and rendered blockwork to the side (north elevation) to match the existing design. The west elevation shall be set back from the principal elevation as much as is possible to lessen the impact from the street view. The new extension shall have an insulated pitched roof using similar tiles to that of the existing house. All doors & windows to match that of the existing.

The existing stairway shall be turned & amended to enter from the new hallway via a new opening cut into the existing wall.

New solid insulated floor to be fitted to match existing hallway level. Surface water is to be discharged via existing arrangement or via a soakaway if required. New foul drainage will be discharged into the existing arrangement with an upgrade of the treatment chamber. Porous surface off street parking shall be incorporated.

Rear Extension

The new rear extension (east elevation) will provide a garden room & allow for an extension of the existing kitchen area. The proposed work shall be formed from insulated cavity wall construction, with an external render finish to match that of the existing adjacent wall. New doors & windows to match the existing. A new insulated flat roof shall incorporate a skylight to promote light into the rear of the building. The existing outhouse/office shall be upgraded to meet current building regulations.

Attachments:

We attach the following documents to this application:

- Existing Elevations
- Proposed Elevations
- Existing Floor Plans
- Proposed Floor Plans
- Block and Location Plans
- Section AA
- Section BB
- Rear Extension Roof Plan
- Site Plans
- Planning statement
- CIL forms