

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

SINGLE STOREY REAR EXTENSION

AT

**62 STREET END LANE
SIDLESHAM.
CHICHESTER
SUSSEX.
PO20 7RG**

January 2024



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1. Introduction

The proposed alterations is a simple single storey flat roof extension with a tiled pitched roof to the edges to the rear of the property similar in size to others in the close vicinity. It will provide a large open plan family room at ground floor with open access to the rear garden.

2. Assessment of physical context

The site is a semi-detached house. It has rendered walls with a pitched tiled roof to the main building and glass flat roof conservatory to the rear. It has off road parking on a gravel drive to the front and an enclosed garden to the rear. The existing windows and doors are double glazed white PVCu.

The site and building is not of listed status or national park or in a conservation area.

The site is generally level.

The surrounding area is residential and horticultural.

There are trees on and around the site, but none affecting the proposal.

The site perimeter consists of 1.8m timber fencing.

There is no record of flooding on the site and the site is outside flood zone.

3. Social/economic context and planning context

The modest single storey extension is to the rear of the building mainly on the footprint of the existing conservatory that is being removed.

The new materials will be chosen to closely match the existing and to tie in with adjacent buildings with grey Siberian Larch and rendered walls, single ply to the flat roof with pitched tiled perimeter and grey PVCu or PPC aluminium double glazed doors and windows. The client is looking to replace the existing windows under PD rights separately to this application.

The extension and alterations are designed to be sympathetic with the existing and surrounding buildings.

The proposed development will not affect any rights to light of adjacent properties.

4. Drainage

Foul water alterations will be made within the site to existing drains.

The surface water drainage will be connected into the existing and new rwps taken to new – existing soak away as required by building control.

This Planning Statement is submitted in support of an Application for Planning Permission made on behalf R Ayling.

Prepared By PJC

January 2024