INSITE PLANNING

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PLANNING STATEMENT
IN SUPPORT OF
HOUSEHOLDER PLANNING APPLICATION

AT

35 LANCING PARK
LANCING

FOR PROPOSED
LOFT CONVERSION, ROOF TERRACE
AND FENESTRATION CHANGES

July 2024

The Application Site:
35 Lancing Park is a detached two-storey property having a pitched roof over. A small rear facing extension at the rear has a flat roof over. At the rear is a detached garage/workshop with a pitched and flat roof over.
The property is used as a single dwelling. Separate access from the drive at the side provides access to the first floor.
It is within a residential area; the site being bordered by residential properties. All the dwellings in the area are similar to the application site having various sized extensions and loft conversions.

Amount:
Excluding the garage, the existing property is 119m² on its two floors. The proposal is to change the layout on the ground floor and enlarge the existing first floor. The total being 133m².

Layout:
The proposed ground floor layout change will provide a comfortable and spacious open plan living, dining and kitchen area with access direct to the west facing garden at the rear. Two bedrooms at the front with en-suites and a separate family bathroom.
The first-floor layout will include three bedrooms, two en-suites and study.
The rear facing bedroom will include access to a small roof terrace. The terrace guarding will include obscure glazed panels with 1.7m high side facing privacy screens.

Scale:
The scale of the proposed ground floor will be reduced as the existing entrance porch at the side will be removed.
The first-floor scale will increase as a result of the proposed side facing dormers and 'hip to gable' roof enlargement at the front.

Landscaping:
Landscaping works are not proposed.

Appearance:
Infilled openings on the ground floor will be decorated render to match existing. First floor gable ends, 'hip to gable' roof extension and side facing dormers will be vertically tile hung. New windows and doors will be white upvc.

Access:
Both pedestrian and vehicle access to the property will remain the same.

Flood Risk:
The site is in an area designated as flood zone 1. Most developments that are less than 1 hectare and within flood zone 1 do not need a flood risk assessment as part of a planning application.

Nearby Planning History:
Planning permission was granted back in 2003, Ref: L/132/03/TP/20707 at No40 (opposite the application site) which included the enlargement of side facing dormers.
The proposed side facing dormers at No 35 are similar to those approved and built at No 40.