Householder planning application: Supporting planning statement

1. Introduction

This statement accompanies a Householder application for Certificate of Lawful Development for a

2. Site and surroundings

The application site is located on Summersdeane, a residential estate road within Southwick.
The property is a mid-century semi-detached house.
Several other neighbouring properties have been extended, either at ground floor or with attic conversions in a similar way to the proposed works.
The site is not located within a Conservation Area or within Article 2(3) Land.

3. Planning history

There are no previous applications for this site.

4. The proposals

To provide an attic conversion to provide accommodation for an additional bedroom without altering the form of the roof. This includes the provision of four in-line attic windows: 2 to the front and 2 to the rear. The new staircase is to be relocated within the existing front bedroom with internal structural adaptions to suit.

To replace the existing single storey flat roof rear building with a new building to the same depth.
The proposed building is higher and wider than the original, to maintain existing ground floor ceiling levels within the proposed extension. The proposed building is setback from the boundary to no. 48.
The two existing rear facing windows are to be replaced with a glazed folding sliding door.
The existing side access doors are to be infilled: there are no proposed additional side windows.
The flat roof will have two new flat roof lanterns.

To replace two of the three existing east elevation windows at ground floor level with smaller windows within the existing openings and infill to match existing finishes.

To re-render the existing building with an external insulation and render system. To be less than 50mm thick.

To reduce the level of the front garden to provide a new onsite parking space with a new cross over and drop kerb to the public highway. This will be finished with permeable paving. There will be a new/ adapted brick retaining wall alongside the existing onsite pathway/ new car parking bay why within the site. Note that the adjacent properties: 48+50 have a similar arrangement.

The existing steps and grading to the rear garden are to be replaced with new steps and retaining wall, set 1.6m further back into the garden. The increased area of patio is to have permeable paving.

The proposed materials to be used for the walls and roof will match existing.