

41 Bramley Road Worthing West Sussex BN14 9DS

Project Reference: 24273

Planning Statement

Generally:

The existing property is of two storeys, with rendered walls and a plain tiled hipped roof.

There is vehicular and pedestrian access to the front of the property together with a concrete hardstanding for one vehicle. This provision will not be altered, although the proposed removal of the substandard covered area will improve access generally.

The proposed works comprise the construction of a front porch, side extension, rear extension, loft conversion and internal reordering.

The proposals will greatly update and improve the accommodation to meet current living expectations and family life.

Front Porch:

The property does currently have a very small entrance lobby; however it is too small and difficult to negotiate with bags, pushchairs etc.

The new porch facilitates easier access into the building and provides an improved draught lobby, preventing heat loss.

Its size is similar to the adjoining property, with its gabled roof matching that of the new main roof configuration.

The porch will be sited on an existing concrete hardstanding therefore no trees or hedgerows will be affected and no habitat will be lost.

Side Extension:

The existing underused and substandard covered area to the side of the property will be removed. A small side extension will be build to accommodate a small utility room and ground floor cloakroom, as both facilities are lacking in the existing property.

The extension will be sited on an existing concrete hardstanding therefore no trees or hedgerows will be affected and no habitat will be lost.

A circa 900mm wide footpath will be retained to the side of the extension providing access to the rear garden.

The extension will be constructed in the same style as the existing property with a shallow gabled roof matching the pitch of the proposed rear extension.

Rear Extension:

The existing substandard rear leanto, housing a redundant outside toilet and forming the rear element of the kitchen will be removed to facilitate the construction of a new rear extension across the width of the property.

A rear extension is proposed to facilitate the creation of an open plan kitchen/dining room/living area, with large doors providing access to the rear garden, conjoining the two spaces.

The design of the extension generally matches the size and style of the adjoining property, with a simple lean to roof.

The extension will be constructed on the footprint of the existing leanto structure and a concrete hardpaved area, therefore no trees or hedgrows will be affected and no habitat lost.

A partition will be incorporated between the living area and the new snug to provide a quiet softly furnished area.

Loft Conversion:

Adaptation of the existing hipped roof into a gabled roof is proposed, together with the construction of a large rear facing dormer. The general proposals match the loft conversion already carried out on the adjoining property.

The proposals will create space for a new double bedroom with en suite shower.

The existing bedroom 3 will be adapted to provide a new ensuite shower room for bedroom one and to create room for the new staircase to the second floor.

Materials:

New masonry walls will match the existing painted rendered surfaces.

New dormer walls will be vertical tile hanging to match the dormer on the adjoining property.

The new dormer roof will be flat matching the adjoining property

The new porch roof will have plain tiles matching the main roof

The new rear and side extensions shall have interlocking concrete tiles of the same colour as the main roof matching that of the adjoining property.

Windows and doors will be pvcu.

Rainwater goods will be plastic matching the existing.