Design and Access Statement

Proposal:
Single storey
side and
rear extension

Site:
5 Busticle Lane
Sompting
West Sussex
BN15 0DH

Applicant:
J and L Holden

The Design Component - Amount of Development

Consent is sought for single storey flat and pitched roofed side and rear extension.

Appearance

The proposal seeks to adopt materials that match the existing semi detached pairing and the adjacent property at 7 Busticle Lane.

Layout

A single storey pitched and flat roof side and rear extension to improve the family dining area of the property and to provide a ground floor wc and separate utility room; 3000mm deep to the rear and 7100mm wide across the rear with a 1680mm side extension to leave a separation with No 7 Busticle lane. The net increase in gross internal floor area being 24 square metres.

Landscaping

Not applicable to this application.

Access & Parking

Parking is unaffected by the application and access to the rear garden remains possible via the garage located within a compound to the north of the property.

Flood Risk/Drainage

The Environment Agency Flood Risk map identifies that the site is located within Flood Zone 1.

The flood risk assessment confirms that the site is not at significant risk of flooding from tidal or fluvial sources, overland flows, or from groundwater. The finished ground floor level for the development is as existing and has not experienced flooding.

The site is less than 1 hectare, 0.054 Ha, and therefore does not require the submission of a flood risk assessment.

Any additional surface water catchment from the extended roof will be to a new soakaway to building control requirements.

The Context Appraisal

The proposed alterations are intended to create a useful addition to the side and rear whilst respecting the amenity of the adjoining owners at No's 3 and 7 Busticle Lane.

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