Supporting Planning Statement

Statement in Support of the Householder Application for the Demolition of Existing Lean-To Sunroom and Garage & Proposed Single-Storey Rear Extension and Home Office to Replace Garage at 21 Howard Road, Sompting, Lancing, BN15 0LW.





21 Howard Road south (front) elevation from the street.



North (rear) elevation looking south.



North (rear) elevation looking south-east.



North (rear) elevation & garage looking south-west.



Lean-To Sunroom & Garage east elevation.

1.0 Description of the Site

21 Howard Road is a semi-detached bungalow located on the north side of Howard Road opposite the junction with Sedbury Road. The bungalow has a driveway and parking to the west side, front garden to the south and back garden to the north. There are 2 bedrooms and a bathroom in the loft conversion which was constructed in 2009 and a further bedroom on the ground floor. The property is not Listed and is not within a Conservation Area.

2.0 Previous Planning History

Previous planning applications listed on the Adur & Worthing Planning public access website:-

AWC/0449/08 – Raising of ridge line, forming new gable and wall to side elevation, front and rear dormers – Application refused.

AWC/0074/09 – Raising of ridge line, forming new gable and wall to side elevation, front and rear dormers – Application permitted.

No constraints are shown.

3.0 The Proposals

At present, there is a single-storey, single-skin uninsulated lean-to sunroom along the rear elevation of the property which is not usable as habitable space and to the north-west side of the house is a detached single width garage which is too narrow for the applicant's cars.

The existing kitchen to the front of the bungalow and the ground floor bedroom to the rear are both very small so the applicants wish to demolish the existing lean-to sunroom along the rear of the bungalow and construct a single-storey rear extension to provide an open plan family kitchen / dining room and also increase the size of their bedroom. The understair toilet would then be removed and converted into a wardrobe space accessed from the ground floor bedroom and by relocating the kitchen to the rear of the bungalow, the existing kitchen would be converted into a toilet and shower room for the applicants.

The proposed kitchen / dining room would be 3.855m wide and extend out by 3.925m from the back of the house, stepping back in towards the house for the proposed bedroom extension which would be 2.813m wide by 1.820m deep. The rear extension would be set in from the east boundary by 0.200m and set in from the existing west wall of the bungalow by 75mm.

The applicants have 2 young children and as they are now both at school, Ms Maddocks is looking to continue her career as a freelance illustrator. At present, there is no space available for her to be able to work within the house, so the applicants would like to demolish and replace the existing unused garage to the north-west side of the house with a new studio space.

The proposed studio would be set back from the front of the existing garage by 1.049m and extend back to the north by 0.575m to the rear of the existing garage. The width of the studio and distance from the west side boundary would match the existing garage. The flat roof to the garage would have a pitch of 15 degrees to match the existing garage roof pitch and would be 0.42m higher at the ridge level.

The proposed rear extension and studio to replace the existing garage would have flat roofs and rendered walls to match the existing walls of the bungalow.

The proposed single-storey extension would not be visible from the street, is to the north elevation and rear of the bungalow and would not create any overlooking, loss of amenity or loss of light issues to the neighbouring properties.

The proposed studio is located at the same distance from the west boundary as the existing garage at a distance of 6.5m from the neighbouring bungalow at no. 23 Howard Road. The increased ridge height to the studio of 0.42m would not would not create any loss of amenity or loss of light issues to no. 23 Howard Road and the 25 degree angle of view from the existing east elevation window would not be affected.

No alterations are proposed to the existing parking and no trees would not be affected by the proposals.

4.0 Other Points

Impact on Neighbouring Properties.
The proposed extension and new studio would not create any overlooking, loss of amenity or loss of light to the either neighbouring properties.

Arboricultural Implications.
No trees will be affected by this proposal.

Utilities, Services & Foul Sewerage.
All services, utilities and foul drainage are to remain as existing.

Air Quality.
The proposals will not affect air quality.

Parking Provision.
To remain as existing.

Flood Risk.
21 Howard Road is not located in a flood risk area.

5.0 Design & Access Statement

Use
It is not proposed to change the existing residential use of the site.

Amount
This application is to provide a new open plan kitchen / dining area, extend the existing ground floor bedroom, and replace the existing garage with a studio.

Layout
The proposed kitchen / dining room would be 3.855m wide and extend out by 3.925m from the back of the house, stepping back in towards the house for the proposed bedroom extension which would be 2.813m wide by 1.820m deep. The rear extension would be set in from the east boundary by 0.200m and set in from the existing west wall of the bungalow by 75mm.

The proposed studio would be set back from the front of the existing garage by 1.049m and extend back to the north by 0.575m to the rear of the existing garage. The width of the studio and distance from the west side boundary would match the existing garage. The flat roof to the garage would have a pitch of 15 degrees to match the existing garage roof pitch and would be 0.42m higher at the ridge level which would not would not create any loss of amenity or loss

of light issues to no. 23 Howard Road and the 25 degree angle of view from the existing east elevation window would not be affected.

Scale
The proposed single-storey rear extension and studio replacement garage have been designed to be subservient to the existing bungalow and ensure no impact on the neighbouring properties.

Landscaping
No alterations are proposed to the existing parking and no trees would not be affected by the proposals.

Appearance
The proposed rear extension and studio to replace the existing garage would have flat roofs and rendered walls to match the existing walls of the bungalow.

Sustainability
Unaffected by proposals.

Vehicular Access
To remain as existing.

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