

Planning, Design and Access Statement

Proposed Extension and Alterations

5 Parkside, East Grinstead, West Sussex, RH19 1JG

Introduction	This statement has been prepared to describe the rationale behind the design of the proposed extension and alterations to the above property. The property comprises a detached former bungalow, the roof space of which was converted, and an unattractive rear dormer added, to some time ago create a first floor bedroom, with ensuite W.C. A conservatory has also been attached to the rear elevation. The property also benefits from detached single garage to the side. The property is located at the eastern end of Parkside, a cul-de-sac, in East Grinstead, West Sussex. The property is not listed, nor is it situated in a conservation area. The proposal comprises the removal of the existing garage and conservatory, the erection of an extension to the rear of the property and reconstruction of the main part of the roof structure to accommodate two bedrooms and bathrooms.
Use	The property is a domestic dwelling and this will not alter.
Amount	The gross floor area of the existing property is 113.9m², which includes the existing conservatory but excludes the existing garage, the floor area of which is approx. 19.0m². Once extended, the gross floor area of the property will be 238.4m², which includes the integral store.
Layout	The proposed ground floor extension will wrap around the rear (east) and side (south) elevations of the property. The new roof structure will cover the entire house with the exception of the existing front (bedroom) projection.
Scale	Great care was given to the design of the new roof structure, in particular, to ensure it does not dominate the property and surrounding area. However, in order to accommodate the first floor rooms, it is necessary to increase the overall height of the building by approximately 0.75m. This decision has not been taken lightly but is considered essential to meet the client's brief and allow the construction of attractive dormers on the rear elevation. The new roof structure retains the original "hipped" design, albeit the hips are raised above the eaves level. The existing roof of this property is already higher than the roof of No 6, but as this is somewhat off, on the far side of the "twitter", it is felt that adequate separation exists. However, the existing roof is currently lower than its nearest neighbour (No 4) and the roof height increase will raise it to approximately match that of No 4, as shown on the accompanying "Contextual Elevation" drawing No 524/021/90 (Rev 0).

Landscaping	A new patio area will be laid to the rear of the proposed extension. A new section of 1.80m high close boarded fence will be erected along the boundary (adjacent to the “twitter”) where the existing garage is being removed. Beyond this, specific landscaping is not included in the proposal.
Design and Appearance	The walls of the proposed extension will be built in lightweight concrete blockwork, to which self-coloured (monocouche) will be applied. The new roof will be clad with concrete plain tiles that match those currently on the house. The new windows and front door will have white P.V.Cu frames to match existing. The section of new fence will match the existing fences on that boundary.
Access	Principal access to the property will continue to be via the existing front door, which is not being changed.

Site Photographs



Existing West (Front) Elevation



Existing South Elevation



Existing East (Rear) Elevation



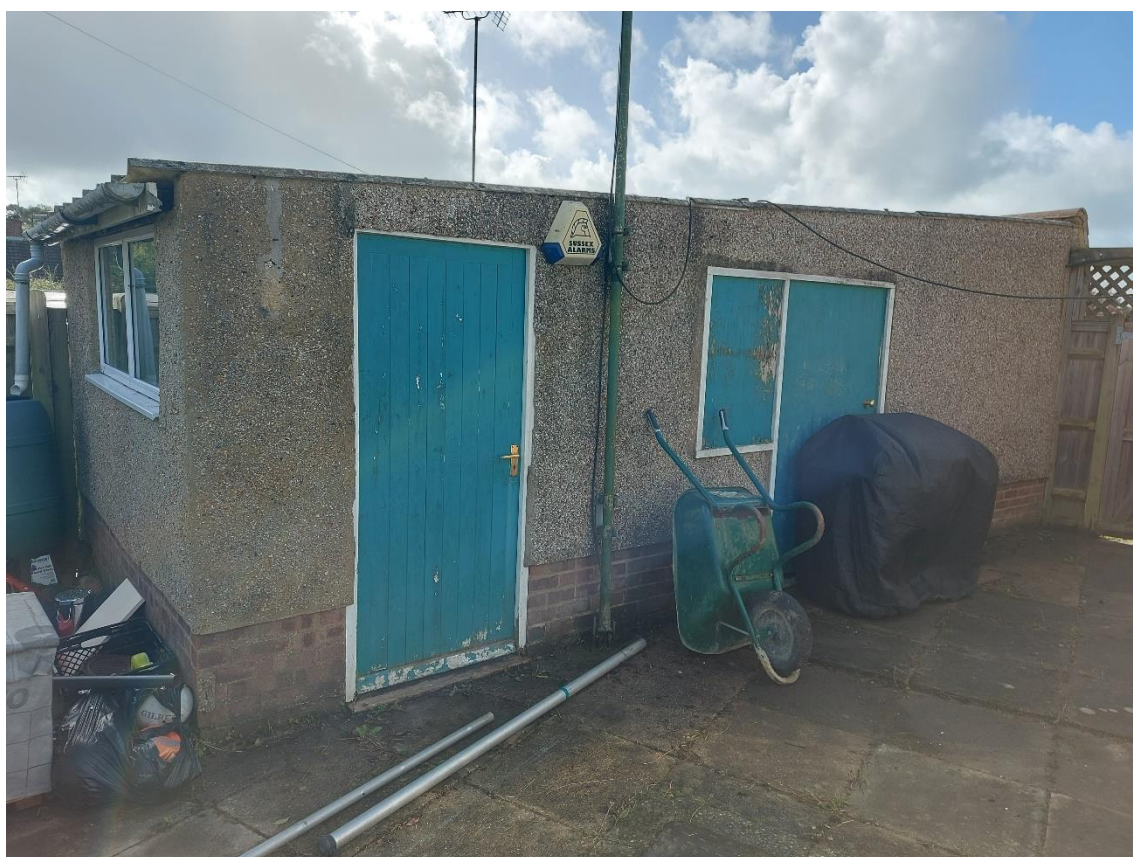
Existing North Elevation



Front Elevation from the end of Parkside



View looking down the twitten (looking east)



Existing garage (to be removed)