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***PLANNING STATEMENT FOR A PART DOUBLE, STOREY
PART SINGLE STOREY REAR EXTENSION, TOGETHER
WITH A PARTIAL GARAGE CONVERSION AND
ALTERATIONS TO THE FRONT GARAGE ROOF LINE AT***

10 FIR TREE WAY
HASOCK
WEST SUSSEX
BN6 8BH



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CONTEXT APPRAISAL

The application property is a detached house, built around the 1960's. This application aims to seek planning permission for a part double storey, part single storey rear extension, together with a partial garage conversion and alterations to the garage roof line. The proposed rear extension at ground floor level will enable the enlargement of the kitchen area and form an adjacent dining area. On the first floor the proposed extension will enable a much-needed fourth bedroom and en-suite bathroom area.

The proposed extensions roof at first floor level will be pitched at the same angle as the main house roof and will have a hipped formation minimising its impact and overall bulk from the side, and will be covered with tiles to match existing. At ground floor level the proposed extensions roof will be flat, covered with grey felt and will have a skylight to allow more daylight into the property.

At the front of the property the existing white Upvc porch will be removed. The flat roof of the existing garage will be taken off and a new flat roof installed that continues to the side, covering the approach path leading to the front door, providing cover from the weather. A structural post will hold up the overhanging element of the new roof, leaving it open on both sides. The rear of the garage will be converted allowing the formation of a utility area, leaving a useful storage area in the remaining garage. It is worth noting that there is at least two off street parking spaces on the existing driveway for cars.

The existing vertical tiling at the front and rear will be removed, being replaced with smooth white painted render to match the front ground floor wall. The chimney stack above the roof line will be removed, as will the redundant solar panel on the front roof slope. All new face brickwork will match that of the existing property as near as possible.

There are numerous mature oak trees within the garden and the general vicinity. The nearest one is in the neighbour's garden and is 16.2m away. This may have an effect upon the depth of the foundations, taking into account the fact that the ground conditions are of a clay type soil. Due to the distance the nearest tree is away from the proposed extension, it is not expected that the tree root system will be affected.

The existing property will receive voluntary thermal upgrades, such as extra loft insulation, areas of insulated render where applicable, new windows and doors, as well as thermal insulation boards applied to the insides of some walls. In addition to this the thermal regulations needed for the proposed extension will far exceed the minimum requirement, with the intention to install a heat pump, maximising the thermal efficiency of the property.

The proposed rear extension is identical to the one approved and built at number 27 Fir Tree Way, in addition there will be no side facing windows at first floor level. Overall the proposed works are considered well-designed and respectful of the surrounding properties in terms of the privacy considerations and daylight levels.