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192 - Upper Shoreham Road (310), Shoreham-by-Sea BN43 6BA

Design & Access Statement

April 2025



Image 01 – 310 Upper Shoreham Road, Shoreham-by-Sea

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Introduction

This statement relates to a Planning Application to extend and adapt a semi-detached house in Haywards Heath.

The application site is not in a Conservation area and the building is not listed.

Site Context

The site is located in Shoreham-by-Sea on the northern side of Upper Shoreham Road.

Number 310 Upper Shoreham Road is a semi-detached house set back from the pavement by c. 12m. It has a front porch and attached garage on its western side. At its rear are various single storey elements, including an external store and disused WC that are assumed to be original, and an adjacent conservatory sited against the boundary with number 308 that is deemed to be non-original.

The surrounding area is residential with a mixture of detached and semi-detached properties that feature brickwork, render and tile-hanging to external walls, tiles to pitched roofs and felt to flat roofs.

Planning History

Nothing on record.

Use

The application site contains a dwelling house in Planning Use Class C3 and will remain so.

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Proposals

The proposals are for two new single storey extensions featuring flat roofs, parapets and lantern rooflights.

The larger of the two proposed extensions is essentially a 3.5m rear extension (25.6m²) across the full-width of the rear of the main part of the house. The new extension will contain a new, relocated kitchen, and associated spaces for dining, sitting, entertaining, etc. The kitchen has a window and large glazed doors opening out into the rear garden. Two lantern rooflights of differing sizes are proposed to provide natural light from above.

Over 28m of garden would remain from the new rear extension, and the new extensions provide opportunities for both daylighting and outlook, thus comfortably complying with the relevant part of 2.4 of the Local Authority's *'Development Management Standard No. 2 – Extensions and Alterations to Dwellings'* guidance document. As the proposed extension is 3.5m and has a flat roof not clearly visible from the road, it would also seem to comply with 3.2 and 3.6 of the same document

To facilitate its construction demolition of part of the existing kitchen, a discussed WC, and a non-original conservatory is required. In most situations, this would be potentially possible without Planning Permission, albeit subject to an application for Prior Approval for a Larger Home Extension. Consequently, the Local Authority advised that their interpretation of the Permitted Development (PD) means the proposed extension is, in fact, not possible as PD as it is both a rear extension of the remaining house, and a side extension of the original single-storey elements that have been demolished and removed.

The smaller of the two proposed extensions is a 3.5m side extension (11.0m²) that abuts the existing attached garage and maintains external side access between the extension and boundary of c. 1m. This extension will contain a new utility room and WC, and provides and alternative external access at the side of the house. Demolition of an existing bay window is required to facilitate its construction.

As it was initially assumed that both extensions could be built subject to Prior Approval, they were designed with PD restrictions in mind, e.g. the extent of each extension, their height, materiality, etc.

The proposals consist of a single storey rear extension (25.6m²) and a single storey side extension (11.0m²), i.e. 36.6m² of new extension. To facilitate their construction, 19.2m² of demolition (original and non-original) is required. Therefore, 17.4m² of additional space within the garden is proposed to be built upon within a 580.4m² site.

The proposals do not appear to have a detrimental or adverse effect on the privacy, daylight or outlook of any neighbour.

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Access

Existing

The site is currently accessed via a driveway leading directly from the north side of Upper Shoreham Road. External side access to the rear garden is available along the western side of the house.

Access into the house is primarily via the front door within the porch, with additional access at both the side and rear of the ground floor plan.

Proposed

Access into the site will remain as existing, with access into the house primarily via the existing porch and front door. External side access will remain as existing, with secondary access into the house via new glazed doors within the proposed rear extension and a single door into the Utility Room within the side extension.

Amount

Existing

- Site area: 580.4m²
- Ground Floor GIA: 66.0m²
- First Floor GIA: 48.9m²
- Second Floor GIA: 21.7m²
- Total GIA: 136.6m²

Proposed

- Ground Floor GIA: 79.7m²
- Total GIA: 150.3m²
- GIA increase: 13.7m²
- Percentage increase in GIA: 10.0%

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Layout

Please see the following accompanying drawings for existing and proposed internal layouts and site plan:

- *192.EX.01 - Existing Plans*
- *192.EX.02 - Existing Elevations and Section A-A*
- *192.PL.01a - Proposed Plans*
- *192.PL.02a - Proposed Elevations and Sections*

Scale

The scale of the proposals is considered relatively minimal. For instance, the overall gross internal area increases by 13.7m², i.e. 10%.

The proposals were originally designed to comply with Permitted Development restrictions in terms of their extent and height. However, the local authority deemed Planning Permission necessary as the proposed rear extension is considered to also be a side extension of the kitchen/WC/external store that will be demolished to facilitate construction of the new extension.

Consequently, the overall scale of the proposals would not usually require Planning Permission as the scale is deemed reasonable and acceptable by national planning standards.

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Appearance

The proposed extensions are considered to be in-keeping with the appearance, scale, design and character of both the existing dwelling and the street scene in general, and do not over-dominate the house or clash with its appearance.

Consequently, they appear to comply with 2.5 and 2.6 of the Local Authority's *'Development Management Standard No. 2 – Extensions and Alterations to Dwellings'*.

Form

The proposed extensions feature face brickwork to external walls, as found at lower levels on the original house, with soldier courses above structural openings, parapets and flat roofs. The rear extension features two different sized lantern rooflights, glazed bi-fold doors and a window. The side extension has two modestly-sized windows within its rear elevation and a glazed door to its side elevation.

Materiality

The proposed extensions will be mostly constructed with external materials that are present on the original building, e.g. face brickwork external walls.

Biodiversity Net Gain

Not applicable.

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Existing Site Images



Image 02 – Front elevation of 310 Upper Shoreham Road taken from its front driveway.



Image 03 – Rear elevation of 310 Upper Shoreham Road taken from its rear garden.

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Image 04 – Rear conservatory proposed to be removed.



Image 05 – Single storey original elements consisting of Kitchen, WC (disused) and external store proposed to be removed.

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Image 06 – Single storey side bay window proposed to be removed.

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Image 07 – Single storey external store proposed to be removed.