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Design & Access Statement

FOR

Erection of two-storey front and side extensions, internal alterations and associated works

AT

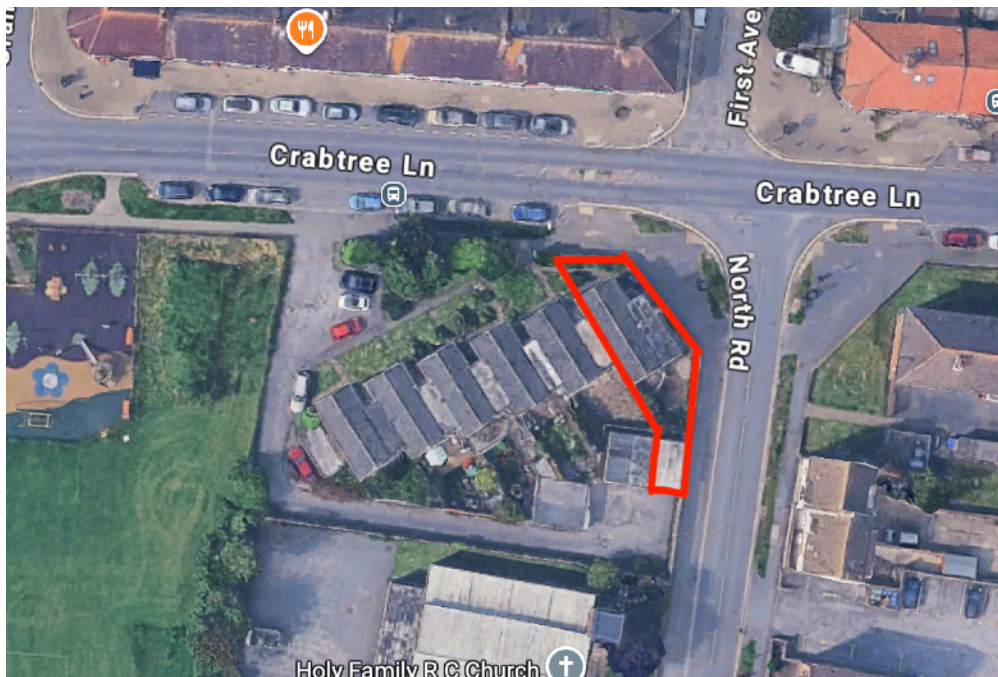
***1 Parkhaven Court
Lancing
BN15 9PH***

PREPARED BY
Edward Wang

1.0 Introduction

This Design and Access Statement has been prepared in support of the Householder Planning Application for the erection of two-storey front and side extensions, internal alterations and associated works at 1 Parkhaven Court, Lancing, BN15 9PH.

The statement should be read in conjunction with the architectural drawings and other supporting information submitted as part of the application. It explains the design approach and considers the proposal in relation to the site, surrounding context, use, amount, layout, scale, appearance, landscaping and access.



2.0 Site and Location

The application site is located within an established and densely developed residential area characterised predominantly by family dwellings of varying architectural styles, with a number of properties having been extended and altered over time.

The site is not located within a Conservation Area, and the host property is not a Listed Building.

The property comprises an end-of-terrace, single-family dwellinghouse. The proposed development seeks to improve the quality, functionality and adaptability of the existing accommodation to better meet the needs of the current household as the children grow older and require additional private bedroom accommodation.

The proposal therefore represents a proportionate extension and internal reconfiguration of an existing dwelling rather than the creation of additional residential units.

3.0 Use

The proposed development will not alter the existing use of the property, which will remain as a C3 single-family dwellinghouse.

The works are intended solely to improve and enlarge the existing residential accommodation for the benefit of the current household.



4.0 Amount

The application site has an approximate area of 193 sqm.

The proposed development will provide approximately 7 sqm of additional gross internal floor area through the proposed extensions.

The additional accommodation will primarily provide:

- an additional bedroom at first-floor level; and
- a shower room at ground-floor level.

The scale of additional floor area is modest in relation to the existing dwelling and site. The proposal will make more efficient use of the existing property while retaining its established residential character and garden provision.

The development will therefore provide meaningful improvements to the living accommodation without resulting in an excessive or inappropriate form of development.

5.0 Layout

The proposed layout has been developed to improve the functionality and efficiency of the existing dwelling while responding to the needs of the occupants.

At ground-floor level, the existing porch and WC will be modestly enlarged to provide a more practical entrance arrangement and to incorporate a shower facility. This will improve the usability of the ground-floor accommodation and provide greater flexibility for the household.

At first-floor level, the existing large bathroom will be reduced in size and reconfigured in conjunction with the proposed extension to create an additional bedroom. This will provide the growing family with improved bedroom provision and greater privacy between household members.

The proposed extensions and internal alterations have therefore been carefully arranged to maximise the usefulness of the existing dwelling while minimising the extent of additional built form.

Overall, the proposal will optimise the internal layout and functionality of the property, bringing the accommodation more closely in line with contemporary family living requirements.

6.0 Scale

The proposed front extension will project approximately 2.1m from the existing front elevation, have a width of approximately 2.69m and a maximum height of approximately 5.75m.

The proposed width and height have been designed to relate closely to the existing dwelling and to ensure that the extension remains visually subordinate and proportionate to the host building.

The scale of the proposed development is considered appropriate to the established residential context. The modest projection reflects the pattern of extensions and alterations found within the surrounding area and will not result in an excessive or dominant addition to the property.

The proposal has also been designed to avoid unacceptable effects on neighbouring properties in terms of privacy, outlook, daylight and sunlight.

7.0 Landscaping

No significant changes to the existing landscaping or garden arrangement are proposed as part of the development.

The proposal is therefore not expected to result in any material impact on the existing landscape character of the site or its surroundings.

8.0 Appearance

The proposed development has been designed to complement the existing dwelling and to integrate appropriately with the established character of the property.

Materials will be selected to closely match the existing building in terms of colour, appearance, quality and finish, creating a cohesive relationship between the original dwelling and the proposed extensions.

The proposed front extension will incorporate a flat roof, providing a simple and contemporary form that remains visually subordinate to the main roof of the dwelling.

The external walls will utilise materials sympathetic to the existing property, including matching brickwork, tiles and uPVC cladding boards where appropriate.

The proposed porch windows and door will comprise dark brown uPVC double-glazed units, reflecting the existing colour palette of the property. The proposed first-floor windows will comprise white uPVC double-glazed units, consistent with the existing fenestration.

The first-floor side window faces the public road rather than an adjoining private property. As a result, the window does not create the same privacy concerns as a window directly overlooking neighbouring private amenity space, and obscure glazing is therefore not considered necessary.

Overall, the proposed materials, proportions, fenestration and detailing will ensure that the development reads as a coherent extension of the existing dwelling rather than an incongruous addition.

9.0 Access

The principal pedestrian access to the dwelling will remain from the front of the property.

The proposal does not involve any material change to the existing access arrangements or the established relationship between the dwelling and the public highway.

The enlarged porch will provide a more practical and welcoming entrance to the property while maintaining the existing residential access arrangement.

10.0 Conclusion

The proposed development represents a modest and carefully considered extension and alteration of an existing family dwelling. It is intended to improve the quality, functionality and adaptability of the accommodation, including the provision of an additional first-floor bedroom and a ground-floor shower room to meet the needs of the growing household.

The proposal has been designed to respond appropriately to the character and appearance of the existing property and its surroundings. The scale and proportions of the extensions are proportionate to the host dwelling and reflect the established pattern of residential extensions within the area.

The proposed materials and architectural treatment will complement the existing building and provide a cohesive overall appearance. The development will retain the existing residential use and will not result in the creation of additional residential units.

The proposal is not considered to result in unacceptable harm to neighbouring amenity, including in respect of privacy, outlook, daylight or sunlight. It will also retain the established access and landscaping arrangements.

Overall, the proposal represents a proportionate, sympathetic and well-considered form of householder development that will provide tangible improvements to the existing family accommodation while respecting the character of the surrounding residential area.

Planning permission is therefore respectfully requested.