Supporting Statement In Support Of A Householder Planning Application
i) To Add An Additional Storey With,
ii) The Inclusion Of Rooflights At 1st Floor And;
iii) Alterations To The Proposed Fenestration Detail
To The Principal Elevation At 1st Floor
To
68 Slonk Hill Road, Shoreham-By-Sea,
BN43 6HY



Ref:
22-109.1 Supporting Statement

Client:
Mr D Ross and Miss K Arscott

Statement Compiled By:
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Wicket View
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Date:
April 2023

Revision:

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INTRODUCTION:
No 68 Slonk Hill Road is a detached 3 Bedroom single storey property located on the North side of Slonk Hill Road. Built c1975 the property consists of part face brick, part rendered walls (with feature timber cladding to the front elevation), all under a tiled pitched Apex roof. The plan is orientated with the gable end facing the highway. The property benefits from off street parking and a link attached garage.

EXISTING:
The property has been previously extended with application ref: AWDM/0268/14 for a "*single storey rear extension 3.5m in depth to be added onto the existing extension which is 3m deep, a total of 6.5m from rear wall of the original house, maximum height 3.94m and maximum eaves height of 2.54m."*

Prior to the above, an application ref: SU/100/86/TP/1972 for a "*Single-Storey Rear Extension".* (as referred to above) was granted approval.

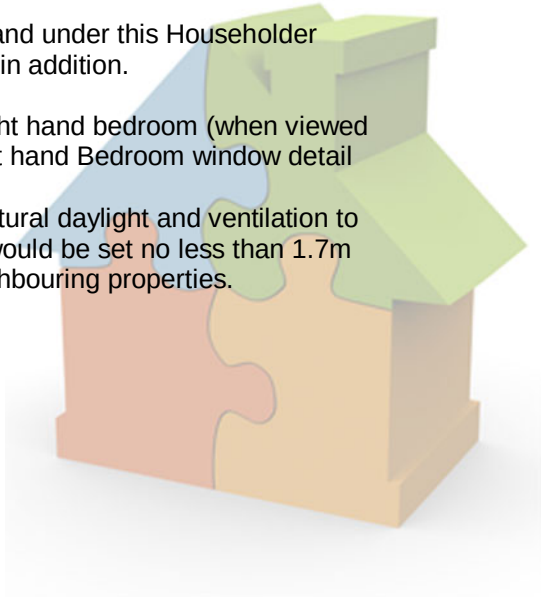
To the rear of the property is a patio and tiered garden backing onto the A27.

The dominant built form on Slonk Hill Road are detached bungalows, many of which have had previous alterations and extensions (such as a small extension to the front of neighbouring no.70)

PROPOSED:
The property has most recently been granted approval under a permitted development application for prior approval to enlarge the dwelling house by construction of an additional storey to a height of 1.9m above the existing ridge, ref: **NOTICE/0009/22**, dated 13 May 2022.

The proposals outlined in the above approval remain the same and under this Householder Planning Application my client seeks the following amendments in addition.

1. To amend the proposed window detail to the 1st floor right hand bedroom (when viewed from the road) in order to match that of the proposed left hand Bedroom window detail (when viewed from the road).
2. To introduce 6 no. Velux rooflights to further improve natural daylight and ventilation to the recently approved 1st floor. All proposed rooflights would be set no less than 1.7m above FFL in order to ensure no overlooking to the neighbouring properties.



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Reference image – Rear

SCALE AND APPEARANCE:
The scale and appearance of the proposals would be the same as those proposed under recent approved application ref: **NOTICE/0009/22.**

The roof would be finished in similar concrete tiles as on the existing roof (the tiles would be re-used if in suitable condition or replaced otherwise). The walls would be clad in either timber or synthetic (low maintenance) timber.

The two proposed Bedrooms fronting the highway would have large feature windows in order to maximise southerly views and daylight. The floor to ceiling windows are in part a response to the large glazed area of French doors and sidelight arrangement to the existing Bedroom at ground floor directly below.

Window frames would be PVCu or Powder coated aluminium all finished in white to match the existing colour.

CONCLUSION:
It is considered that the proposals outlined here to amend the proposed window detail to the 1st floor right hand bedroom (when viewed from the road) in order to match that of the proposed left hand Bedroom (when viewed from the road) and to introduce 6 no. Velux rooflights to further improve natural daylight and ventilation to the 1st floor would provide an improved interior environment to the previously approved 1st floor addition. It is considered that the proposals outlined here would further enhance the host property & its immediate surroundings of Slonk Hill Road.

END

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