DESIGN AND ACCESS STATEMENT

20 SLONK HILL ROAD SHOREHAM

NEW FRONT FACING DORMER

PREAMBLE

This statement has been prepared in line with DCLG Circular 01/2006

20, Slonk Hill Road is not a Listed Building neither is it in a Conservation Area or in the South Downs National Park.

The application property is a detached bungalow.

Planning Approval was granted in 2005 for the conversion of the roof void to provide additional residential accommodation

This consent has been implemented.

This application seeks consent to form a new front facing dormer within the existing roof void.

This will increase the usable space within the roof void

USE

This proposal is to create a new front facing dormer and so provide dditional residential accommodation

AMOUNT

The proposal represents only a nominalal increase in footprint ,

LAYOUT

The proposed layout is indicated on the drawing

The scheme does not give rise to overlooking or the loss of privacy to neighbouring properties

SCALE

The proposal is in scale with the existing property

The proposals do not have an adverse impact on the appearance of the application property.

LANDSCAPING

The ground floor extension will have no impact on the present landscaping.

The property retains a significant footprint of amenity space to the front and rear of the house

APPEARANCE

The new dormer will be clad externally in boarding to match the existing

Windows are to be upvc to match the existing

The roof is to be finished in grp

ACCESS

The principal access to the property is from Slonk Hill Road and this will not change

The proposal will have no adverse impact on the existing access to the property either by foot or by vehicle.

The proposal will have no adverse impact on the present off road parking