Design and Access Statement for work to 43 Holmbush Way, Southwick, Brighton, BN42 4YD

Introduction

This statement is submitted in support of the householder planning application by Mr Nicholas Gray relating to the site at 43 Holmbush Way in Southwick. Planning permission is sought for a second storey extension to the side of the property (atop the existing structure granted permission under AWDM/0800/18), and a flat to pitched roof conversion over the existing single storey structure to rear.

Amount

The proposed extension will provide an additional usable floor area (GIA) of approximately 16 sq m.

Use & Layout

The property is a private dwelling comprising a kitchen and dining space, lounge, studio, 3 bedrooms and a bathroom. The proposed extension will contain a new bedroom and will provide the required additional living space for Mr Gray and his family within the property for many years to come.

Scale & Form

The modest scale and squared off form of the proposed extension is proportionate to the existing property and the height and depth are kept to a minimum. The side extension is set back from the front of the property, and the eaves match the host building. Being subservient to the main dwelling, the proposal therefore aligns with the design principles for two storey side extensions in Development Management Standard No. 2 - Extensions and Alterations to Dwellings.

To the rear, the change from flat (with false eaves pitch) to fully (shallow) pitched has been designed to eliminate current and future maintenance, and to allow the introduction of rooflights, necessary for ventilation and daylight purposes.

It is considered that the proposals have been designed to be respectful of neighbours' privacy, daylight and outlook, and as such will not cause harm to the current amenity enjoyed, nor cause any suffering by direct overlooking.

Appearance & Design Quality

The proposed design employs tiled roofs to match that existing. Walls are in fair face brick, also to match the host property. Through a sensitive choice of high quality building materials and careful detailing, it is anticipated the proposed development will be a well-designed and attractive addition to the existing building.

Sustainable Development

The extension will incorporate energy efficient measures comprising enhanced building u-values and glazing specifications, low energy internal lighting and heating, plus naturally derived and recyclable building materials where appropriate.

Landscaping

There is no significant re-landscaping proposed.

Access

There will be no change to the current access arrangements as a result of the proposals.