Lewis & Co Planning
town planning consultants

Design and Access Statement

128, Harbour Way, Shoreham-by-Sea



Prepared on behalf of:
Mr and Mrs Fowler

Proposal:
Erection of a two-storey extension to the side of the existing dwellinghouse in place of existing garage

March 2018

Introduction

This design and access statement has been prepared using the format set out in the CABE guidance.

Use

The property is currently used as a single dwelling within a predominantly residential suburban area. No change is proposed to the use of the site.

Amount

The existing plot area is approximately 300 sqm.

One detached dwelling is located on the site and the application seeks an extension to this dwelling. The proposal is for the demolition of existing garage and sunroom behind which has a footprint of 27.12sqm.
The proposed side extension would have a footprint of 31.2sqm and a floor area of 52.92sqm over 2 floors.

Layout

The layout of the site remains the same with the house, garden and driveway remaining in their current locations. The proposed extension is on the east side of the house.

Scale

The scale of the proposed extension to the dwelling is within keeping with the two-storey height of the existing house and its neighbours.

Landscaping

The existing landscaping to the front and rear of the house will be retained wherever possible.

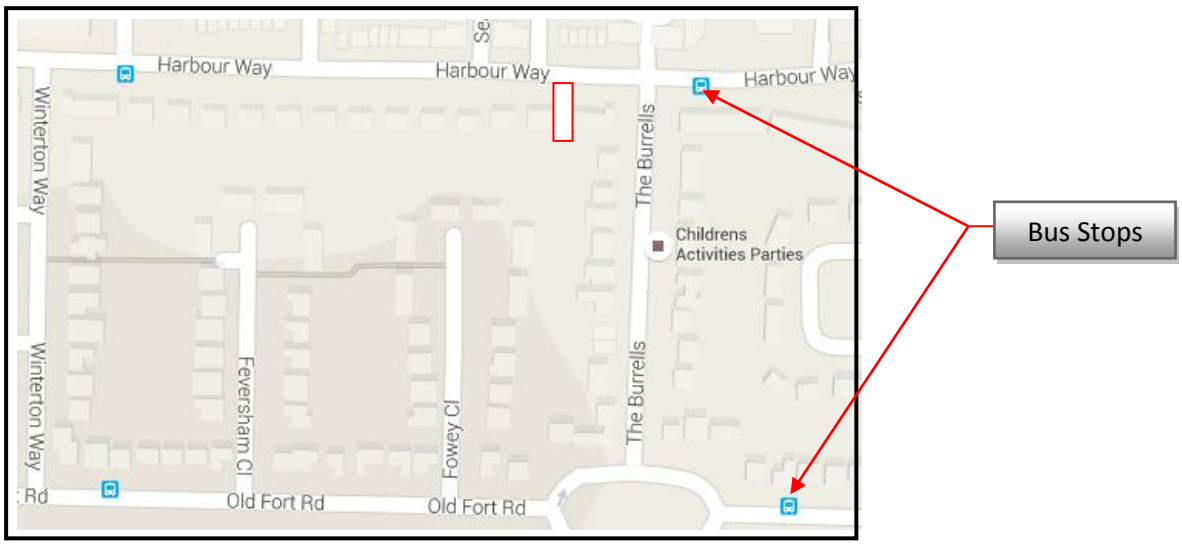
The extension will not require the removal or pruning of any exiting tree on the site.

Appearance

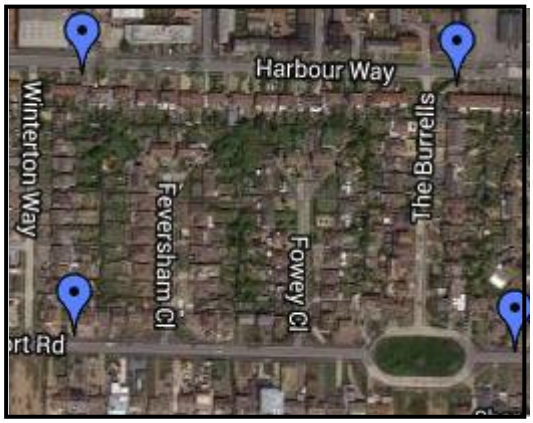
It is proposed to use roof tiles to match the existing and to have rendered walls to the ground floor with cladding above with UPVC Windows, doors and rainwater goods to keep the design and character of the extension in line with the general character of the surrounding.

Access

The site is well located for access to local shops and services at Ferry Road and the site is within easy walking distance of Public Transport.



Above: Map showing nearest bus stops (application site marked in red)



Above: Aerial view of bus stops (marked in blue)

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