

Design Statement

115A Connaught Avenue, Shoreham-By-Sea, BN43 5WP





Web: www.sbarchdesign.co.uk
E-mail: sboseley@outlook.com

Project: CBV
Revision: **02**

Contents

1 Introduction	3
2 Site Context	9
3.0 Use	17
4.0 Proposals	18
5.0 Landscape	23
6 Sustainability	24
7 Access	26
8 Summary	27



1 Introduction

1.1 Introduction

SB Architectural Design has been commissioned by the applicants to prepare a householder planning application to Adur District Council. The proposed scheme seeks the renovation and extension of an existing bungalow into a two-storey family home at 115A Connaught Avenue, Shoreham-By-Sea, BN43 5WP.

This application is a resubmission following the refusal of application AWDM/1356/25 on 9 February 2026. The scheme has been comprehensively revised in direct response to the two reasons for refusal and the accompanying delegated officer report. The revisions reduce the height, bulk and width of the proposal and fundamentally rework the west flank adjoining 117 Connaught Avenue. This Statement describes the revised proposals, sets out how the scheme has evolved, and demonstrates how previous reasons for refusal have been addressed.

The owners seek to expand their home to meet contemporary living standards, including additional bedrooms, with an improved internal layout that provides a more family-friendly environment.

1.2 Application Documents

This Design & Access Statement forms part of a planning application submission to Adur District Council. The following documents should be read in conjunction with this statement:

- Application forms and certificates
 - Location Plan – Drawing no. 1000 rev 01
 - Block Plans – Drawing no. 1001 rev 01
 - Existing and Proposed Floor Plans – Drawings no. 2000 & 2002 rev 01
 - Existing and Proposed Elevations – Drawings no. 2001 & 2003 rev 01
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- Proposed Street Elevations – Drawing no. 2007 rev 01
- Proposed 3D Views – Drawing no. 2005 rev 01
- Flood Risk Assessment (CBV FRA 00, resubmitted)
- Daylight and Sunlight Assessment (CBV rev 00, resubmitted – see Section 4.1)

1.3 Planning policy

This Statement sets out relevant planning policy, planning history, and assesses the scheme in accordance with the requirements of the Development Plan and other material considerations, including the National Planning Policy Framework. It has been prepared having regard to the Town & Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and guidance contained within the Planning Practice Guidance (PPG).

The proposal is assessed against the following key policies, being those cited in the decision notice for AWDM/1356/25:

Adur Local Plan Policy 15: Quality of the Built Environment - This policy requires development to be of high architectural quality and to respect and enhance the character of the site and prevailing area. The revised design responds directly to this policy through its reduced ridge height, narrowed built form, reworked west flank and softened roofscape, as set out in Section 4.

Development Management Standard No.1: Space Around New Dwellings and Flats - The relationship between the dwelling, its plot and its private amenity space is addressed in Section 5.

Development Management Standard No.2: Extensions and Alterations to Dwellings - The proposal has been revised to ensure appropriate scale, massing, and relationship to neighbouring properties.

NPPF Chapter 12: Achieving well-designed places - Paragraphs 131 to 141, which emphasise the importance of good design and creating places that are visually attractive, sympathetic to local character, and that establish a strong sense of place.

NPPF Chapter 14: Meeting the challenge of climate change, flooding and coastal change - The development increases the use of renewable energy, addresses flood risk through the submitted Flood Risk Assessment and incorporates sustainable drainage.

It is noted that the property is not located in a conservation area and no heritage assets are affected by the proposal.

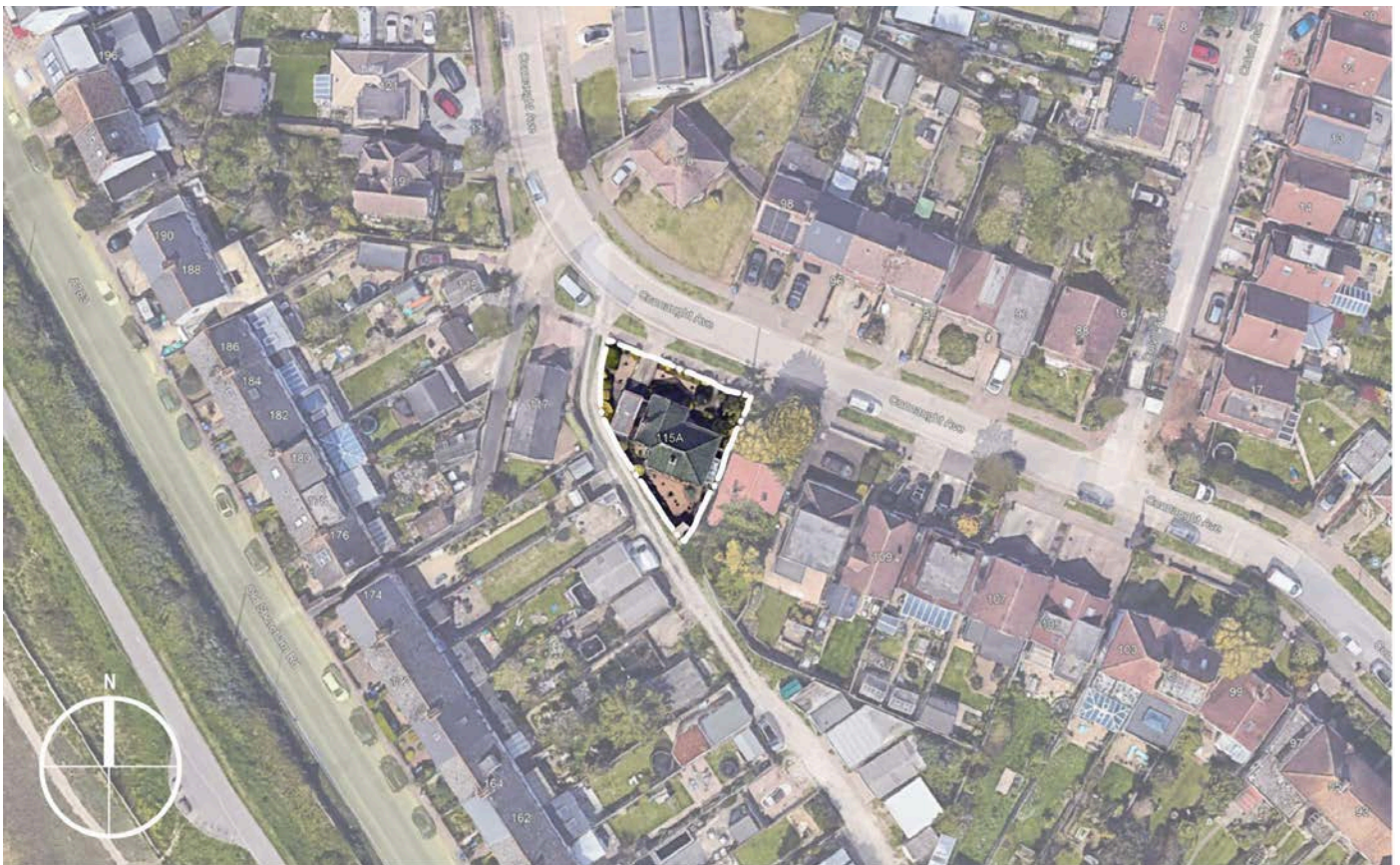


Figure 01. The site and its boundary (white)



1.4 Summary of Changes Since Previous Submission

Application AWDM/1356/25 was refused on 9 February 2026 for two reasons: first, that the scale, bulk, height and design of the extended dwelling would result in a dominant and cramped form of development out of keeping with the street scene (contrary to Policy 15 and DM Standards Nos. 1 and 2); and second, that the extension would have an overbearing impact on the occupiers of 117 Connaught Avenue (contrary to Policy 15).

The revised scheme responds as follows. All comparisons are against the refused scheme as described in the delegated officer report.

Height: The main ridge has been reduced from 7.7m to 6.5m — a reduction of 1.2m. The first floor accommodation is now partly contained within the roofspace, so the proposal reads as a chalet-style dwelling rather than a full two-storey house, consistent with the extended chalet bungalows that characterise the south side of Connaught Avenue.

Width: The overall width has been reduced from 12.3m to 11.8m, with the flank walls drawn away from the boundaries (see below).

West flank (117 Connaught Avenue): The west element has been comprehensively reworked. The eaves have been lowered by 860mm to approximately 4.94m. The half-hipped gable has been replaced with a catslide roof, which sweeps the massing down and away from the shared boundary. The principal west flank has been set a further 600mm from the boundary, and the secondary west-facing flank wall (1st floor) a further 750mm. The previous full-height west-facing window has been removed and replaced with a high-level rooflight with a cill a minimum of 1700mm above finished floor level, removing any perception of overlooking.

Front Massing: The revised massing is materially reduced in height and articulation, so the building's presence on the corner is significantly diminished.

Floor area: The gross internal area has been reduced from 140.5m² to 132.7m² (ground floor 69.0m², first floor 63.7m²). This remains an uplift of 81.7m² over the existing 51m² bungalow, but the reduction of 7.8m² against the refused scheme is concentrated at first floor level, where the officer's concerns lay.

Accommodation: The first floor study has been omitted. The dwelling now provides three bedrooms on the first floor.

Envelope discipline: Proposed street elevation drawing 2007 rev 01 shows the refused scheme as a dashed outline; the revised proposal sits wholly within it and illustrates the reduction in massing from the front perspective.

Parking provision, external materials palette and sustainability strategy are retained from the previous application. The officer's report raised no objection to parking or sustainability, and West Sussex Highways confirmed the parking provision as sufficient and have since approved a cross-over application.

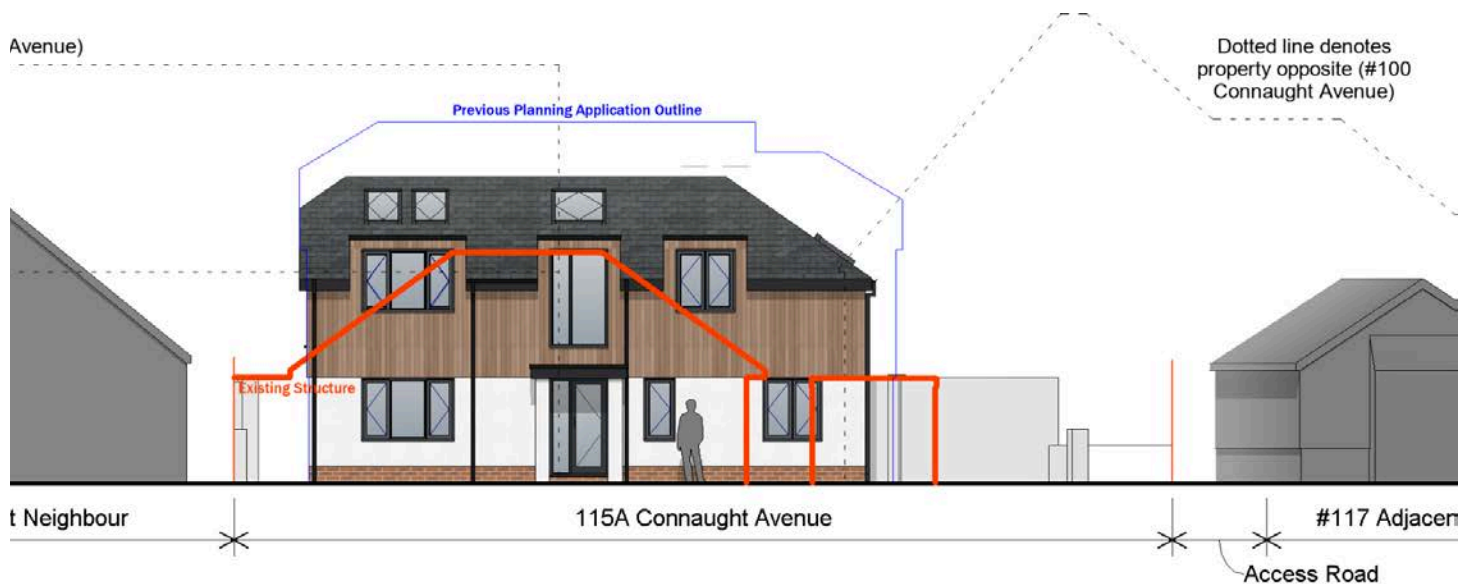


Figure 02. Street Elevation showing previous scheme (blue) and existing silhouette (red)



1.5 Response to Reasons for Refusal

Reason for Refusal	Design Response	Where Evidenced
RfR1 — Scale, bulk, height and design resulting in a dominant and cramped form, out of keeping with the street scene (Policy 15; DM Standards 1 & 2)	Main ridge reduced by 1.2m to 6.5m; width reduced by 500mm to 11.8m; GIA reduced to 132.7m ² ; first floor set within the roofspace giving a chalet form; flanks drawn off the boundaries; revised scheme sits wholly within the previous envelope.	Drgs 2002, 2003, 2005, 2007 all rev 01
RfR1 (cramped form / space about dwellings)	Flank walls set 600mm and 750mm further from the west boundary; amenity space assessment at Section 5	Drg 2002 rev 01; Section 5
RfR2 — Overbearing impact on 117 Connaught Avenue	Eaves to west lowered by 860mm; catslide roof replaces half-hipped gable, sweeping massing away from the boundary; flank set further off the boundary; full-height window replaced with high-level rooflight (cill min. 1700mm above FFL)	Drg 2003 rev 01 (west elevation); Drg 2005 rev 01

Matters raised in the officer report but not forming reasons for refusal:

Daylight to the side windows of No. 115, amenity of properties on the north side of Connaught Avenue and Old Shoreham Road, highways, parking, flood risk and drainage -
These were resolved in the applicant's favour and the relevant evidence is resubmitted unchanged or improved upon, as set out in the sections below.

2 Site Context

2.1 Location and Surroundings

The property is located on Connaught Avenue, to the west of Shoreham-By-Sea town centre. The road runs between Upper Shoreham Road at its north end, and Swiss Gardens to its southern end. The site sits within an established residential area featuring a mix of single-storey bungalows, chalet bungalows, semi-detached and detached houses, many of which have undergone extensions or loft conversions. The immediate streetscape exhibits varied heights and architectural styles, with a combination of render, brick, and weatherboarding on facades.

Several bungalows in the area have been extended into chalet bungalows, while some two-storey houses have incorporated loft conversions, creating a precedent for upward extensions.

The revised proposal, with its first floor now set within the roofspace, aligns directly with this local pattern of chalet-form extension, rather than the full two-storey form previously proposed. Though there are several 2-storey properties on the same road.

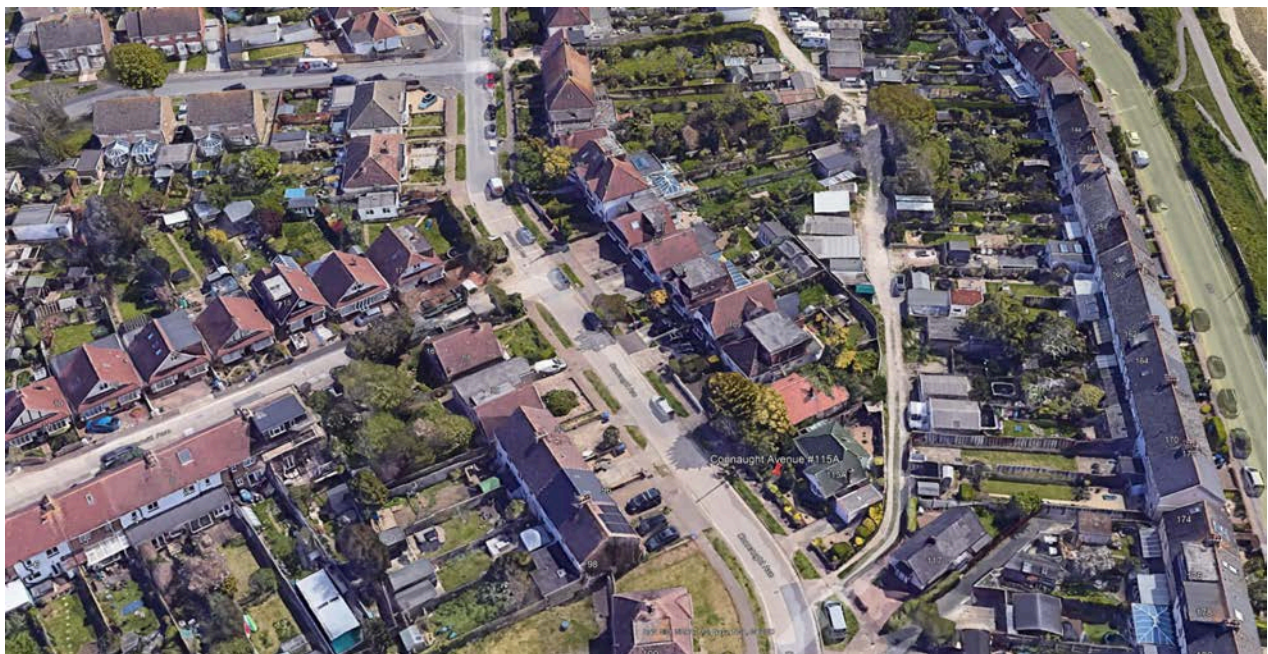


Figure 03. Site within street context (facing east)



Figure 04. Photo of the existing site & structure (facing south)

2.2 Existing Condition

- The existing bungalow has a predominantly rendered exterior on a brick plinth, with a gabled facade featuring white plastic weatherboarding and a green pantile tiled roof.
- The structure is in good condition externally, but the interior requires modernisation.
- There are no significant trees or landscaping elements that would be affected.
- The property currently has one off-street parking space, with the proposal seeking to add a second space via additional hardscaping at the front.

2.3 Constraints and Opportunities

- The site is not in a conservation area and is not listed, meaning fewer heritage constraints.
 - The property lies within Flood Risk Zone 2, and as the proposal is classed as a "minor extension," a Flood Risk Assessment will be provided as part of the planning submission.
 - The removal of the side conservatory will ensure uninterrupted access around the property. An existing easement also allows access to the site via the rear.
 - The proposal presents an opportunity to create a more sustainable, modern, family-sized home that aligns with contemporary housing standards while retaining the character of the area.
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2.4 Planning History

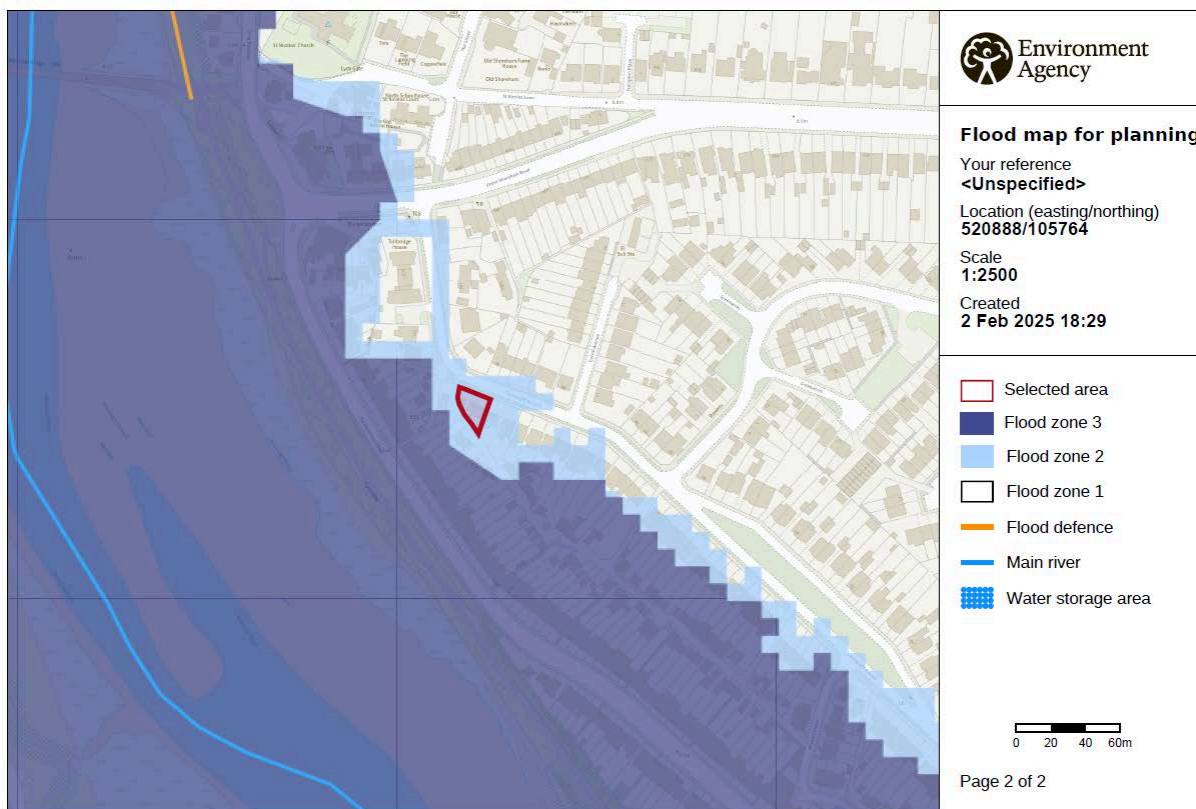
AWDM/1356/25 — Proposed first floor extension plus two storey side and front extensions to form a two-storey dwelling, including internal layout reconfiguration, additional parking bays, removal of existing garage and lean-to structures. Refused 9 February 2026 for two reasons relating to (1) scale, bulk, height and design in the street scene and (2) overbearing impact on 117 Connaught Avenue. The present application is a direct revision of that scheme; Sections 1.4, 1.5 and 4 set out the response in full.

PREAPP/0039/25 — Pre-application advice, April 2025. The officer raised concerns regarding scale, roof form and two-storey extent along the west boundary, and confirmed the requirement for a Flood Risk Assessment. Those matters informed the refused scheme and have been carried substantially further in the present revision.

No other relevant planning history has been identified.

2.5 Flood Risk

- According to the Environment Agency Flood Map, the property falls within Flood Risk Zone 2. A site-specific Flood Risk Assessment (CBV FRA 00) accompanies the application.
 - The Council's drainage consultant (WSP, letter dated 23 January 2026) reviewed the previous, larger scheme and raised no objection on surface water grounds, recommending approval subject to two conditions requiring a detailed SuDS scheme (pre-commencement) and a maintenance and management plan (pre-occupation). The applicant accepts both conditions, and the FRA's SuDS-led strategy — prioritising infiltration to ground subject to BRE Digest 365 testing — anticipates their requirements.
 - The proposed development will maintain existing drainage conditions, and any new hardstanding will be designed with appropriate drainage solutions (permeable paving or positive drainage).
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Figure 05. Flood risk map of the site [gov.uk]

2.6 Street View Analysis

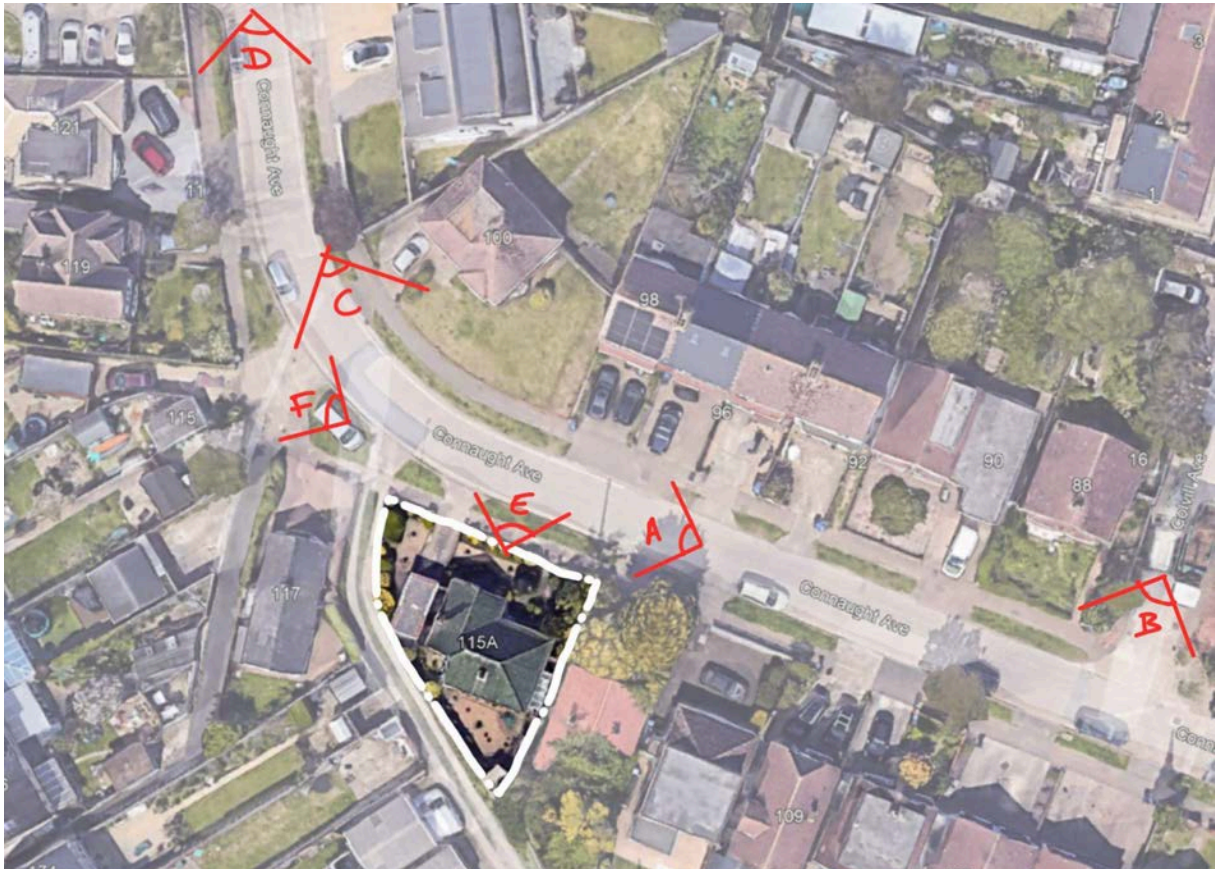


Figure 06. Analysis map of site visibility

As an integral part of the design process, an analysis was conducted to determine the site's visibility and approachability from multiple perspectives. The study charts a path along Connaught Avenue documenting key viewpoints, and demonstrates the mix of bungalows, chalet bungalows and two-storey dwellings within which the revised chalet-form proposal sits comfortably. The reduced ridge height of 6.5m places the revised scheme below the ridge lines of the two-storey dwellings opposite while remaining consistent with extended chalet bungalows nearby.

The study charts a path along Connaught Avenue, to document key viewpoints:

- A) This view shows the site on the left, surrounded by a mix of terraced 2-storey homes and detached properties. The proposed extension, with a ridge height



matching nearby two-storey homes, will blend seamlessly into the streetscape. Tall vegetation also screens the boundary with the adjacent property (left).



Figure 07. Photo A

- B) This perspective shows chalet bungalows and semi-detached houses with loft conversions. The mix of building heights, including elevated rooflines, demonstrates that such extensions are common. The proposed development will continue this evolution without altering the neighborhood's character.



Figure 08. Photo B

- C) This view shows the site with tall vegetation separating it from the neighboring property and the access road. The mature trees and shrubbery provide a natural buffer, reducing visibility and preserving privacy, softening the visual impact from the east.
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Figure 09. Photo C

- D) This view shows a mix of neighboring bungalows and 2-storey detached homes along Connaught Avenue. The extension will blend with surrounding properties, with the height change fitting the broader context and not dominating the streetscape. Vegetation will also screen the development to some extent from the north.



Figure 10. Photo D

- E) This view shows the 2-storey detached property directly across the road as well as that of terraced houses. The proposed extension will complement this existing height and will not appear out of place.



Figure 11. Photo E

- F) The view from the west reveals another existing 2-storey detached property, exhibiting a range of ridge and soffit heights with sloping roofing. The proposed development is similar in scale here.



Figure 12. Photo F

3.0 Use

3.1 Use

The existing and proposed use of the property is C3 – Dwellinghouse.

3.2 Amount

The renovated property will remain a private family home with an upgraded layout accommodating:

- A ground floor of 69.0m² containing a study, WC, utility, and open plan kitchen, dining and lounge.
- A first floor of 63.7m² consisting of a master bedroom with ensuite, two further double bedrooms, and a bathroom.

Overall, the scheme offers 132.7m² GIA of residential space, up from the existing 51m² – an increase of 81.7m². This is a reduction of 7.8m² against the refused scheme (140.5m²), concentrated at first floor level where the reasons for refusal were directed.



Figure 13. Illustration highlights front elevation ridge height against the existing (outline red)



4.0 Proposals

4.1 Scale & Massing

Following the refusal of AWD/1356/25, the design has been fundamentally revised to address the concerns of scale, bulk, height and design set out in the decision notice and officer report.

Height. The main ridge has been reduced from 7.7m to 6.5m, a reduction of 1.2m. The first floor is now partly accommodated within the roofspace, served by dormers and rooflights, so that the dwelling reads as a chalet bungalow – the predominant extended form on the south side of Connaught Avenue – rather than a full two-storey house. The officer report identified that the character of the south side of the road is "predominantly comprised of bungalows and chalet bungalows"; the revised proposal now sits within that typology rather than departing from it.

Width and form. The overall width has been reduced from 12.3m to 11.8m. The west element no longer reads as a continuous two-storey flank: its eaves have been lowered by 860mm and its roof reformed as a catslide, stepping the massing down towards 117 Connaught Avenue and breaking the previously criticised continuous form.

The corner condition. The officer report noted that the refused building would sit forward of the bungalows to the east, accentuated by the curve of the road. The front building line of the revised scheme stands 5.5m from the back of footway – between the existing bungalow's projecting bay (4.5m) and its main front wall (6.9m). The prominence of the building on this corner is, however, governed principally by its height and bulk rather than its building line, and it is these that have been substantially reduced: the revised scheme sits wholly within the dashed outline of the refused scheme shown on street elevation 2007 rev 01, with 1.2m removed from the ridge. The corner presence of the revised dwelling is accordingly much diminished, and consistent with the varied building lines along this curved section of the avenue.



Neighbouring amenity – 117 Connaught Avenue (RfR2). The second reason for refusal identified an overbearing impact on No. 117, separated from the site by the access road at approximately 8.6m from the refused flank. The revised scheme responds directly:

- the west eaves are lowered by 860mm to approximately 4.94m;
- the catslide roof replaces the half-hipped gable, sweeping the roof plane down and away from the shared boundary so that the mass presented to No. 117 falls away rather than standing as a two-storey wall;
- the principal west flank is set a further 600mm from the boundary, and the secondary flank wall a further 750mm, increasing the separation beyond the refused 8.6m;
- the previous full-height west-facing window has been removed and replaced with a high-level rooflight with a cill a minimum of 1700mm above finished floor level, so no habitable-room outlook is directed at No. 117.

Daylight and sunlight. An independent Daylight and Sunlight Assessment (CBV rev 00) accompanied the previous application and is resubmitted with this one. It was modelled on the refused scheme, which was larger in every dimension than the present proposal; its results therefore represent a conservative, worst-case assessment of the revised scheme. That assessment found that none of the windows at No. 117 would suffer harmful loss of light against BRE criteria – a conclusion the officer report accepted – and the revised scheme, being 1.2m lower at ridge and set further from the boundary, can only perform better. In respect of No. 115, the assessment identified reductions in Vertical Sky Component to two side windows presumed (on the basis of a site inspection, their size and position, and adjacent service pipework) to serve non-habitable rooms; the officer report concluded on balance that this reduction "would not be sufficiently harmful to amenity to warrant refusal on this ground", and the reduced massing of the revised scheme diminishes that effect further.



Properties on the opposite side of the road, and those on Old Shoreham Road to the south (in excess of 30m distant), were found in the officer report not to be adversely affected by the refused scheme, and are affected less by the smaller revised scheme.

4.2 Appearance & Materials

The materials palette is retained from the previous application: render at ground floor on a brick plinth, vertical timber cladding at first floor, dark grey slate-style roof tiles, and dark grey fenestration, fascias and rainwater goods.

The officer report associated the refused scheme's "contemporary materials" with its conspicuousness. That criticism, however, was made of a palette applied to a full two-storey mass standing forward on a prominent corner; it was the quantum of built form, not the materials in themselves, that generated the harm. In the revised scheme the same palette is applied to a substantially smaller chalet form:

- the immediate streetscape already exhibits a combination of render, brick and weatherboarding, so both principal facing materials have direct local precedent — the timber cladding reads as a contemporary expression of the weatherboarding tradition present on the avenue, including on the existing dwelling's gabled facade;
- the horizontal division of render below and cladding above visually lowers the building, reinforcing the reduced eaves and ridge rather than emphasising height;
- the darker recessive roof reduces the apparent scale of the enlarged roof plane that the chalet form necessarily creates.

Roofing is proposed as dark grey slate-style tiles, with potential use of concrete or fibre cement alternatives for cost efficiency. Throughout, a unified material palette is adopted with consistent window style and finish, and porch detailing following the same aesthetic language as the main building.



Figure 14. Illustration showing south elevation

4.3 Internal Layout & Functionality

Internally, the layout maximises usable space. The ground floor includes a spacious living area, kitchen-dining space, utility room and study, with the extension offering an open-plan arrangement for improved flow. The first floor houses three bedrooms within the reformed roof volume. The first floor study in the refused scheme has been omitted as part of the reduction in first floor area. The design ensures that internal spaces are fully functional and aligned with modern living standards.

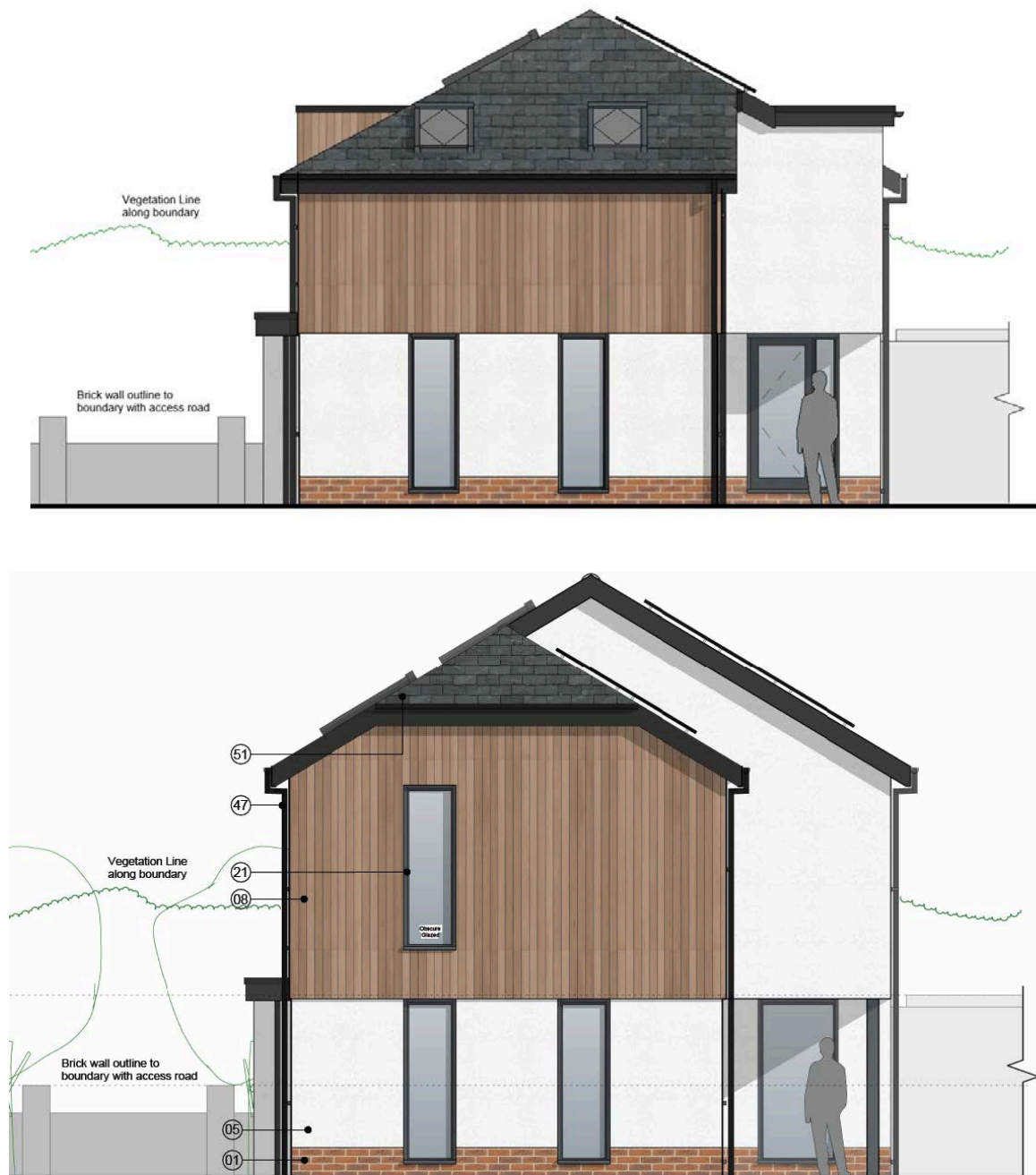


Figure 15. Illustration showing west elevation proposals
 A) [Top] Latest proposals; B) [Bottom] Previous scheme



5.0 Landscape

The surrounding surfacing to the proposed dwelling will be renewed, improving the quality of the plot. The appearance of the landscaping visible from the streetscape will not introduce significant change from the existing.

Private amenity space. The officer's report measured the rear garden of the refused scheme against the guideline in DM Standard No.1 for a large detached house. As the revised scheme is smaller in footprint, and its built form has been drawn away from the boundary, the amenity provision can be reconsidered to reflect the reduced scale. The revised scheme provides 66m² of rear garden immediately serving the dwelling, together with a further 32m² of rear amenity space released by setting the structure off the boundary, giving 98m² of usable rear garden in total. A further 105m² of garden space is provided to the front of the property.

While the rear provision remains below the 100m² guideline, the following considerations are material:

- the guideline figure relates to large detached houses; the revised proposal is a chalet-form dwelling of 132.7m² GIA, materially smaller than the refused scheme;
- the existing lawful use of the site provides amenity space of a comparable order, so any shortfall is an existing characteristic of this constrained corner plot rather than one created by the proposal;
- the rear amenity space provided is usable, very private and south-facing;
- the site occupies a sustainable location within the built-up area, where DM Standard No.1 is applied as guidance rather than an inflexible requirement.

The external landscaping will remain easily maintainable, accessible for all users and free draining. Vehicular access has been reviewed and the additional crossover to serve the property has been approved by WSCC. The frontage arrangements utilise



the approved access to support off-street parking, designed with permeable or positively drained surfacing to avoid increasing surface water runoff.

Soft landscaping will include shrubs and other native species to encourage biodiversity and wildlife.

6 Sustainability

6.1 General

The proposed development will be designed and specified to meet or better current Building Regulations. Works are to be constructed of materials sourced locally, with waste to be recycled or disposed of responsibly.

Further sustainable strategies are proposed:

- Multiple photovoltaic (PV) solar panels on the south-facing roofslope, as shown on drawing 2002 rev 01 (roof plan).
- A heat pump is under consideration to improve heating efficiency.
- A biofuel fireplace will be installed in the lounge/dining area.
- The extension will meet modern insulation and glazing standards, reducing energy consumption.

6.2 Flood Resilience

Given the site's location in Flood Zone 2, the development will incorporate flood-resilient design measures, such as flood resistant materials below predicted flood level and electrical sockets a minimum of 300mm above flood level, as detailed in the accompanying Flood Risk Assessment.

6.3 Surface Water Management

Surface water drainage will be managed through a SuDS-led strategy prioritising infiltration to ground (subject to infiltration testing to BRE Digest 365), using measures such as permeable paving and infiltration landscaping, to prevent increased flood risk elsewhere. The applicant accepts the two conditions recommended by the Council's drainage consultant (WSP, 23 January 2026) requiring a detailed surface water drainage scheme prior to commencement and a maintenance and management plan prior to occupation.

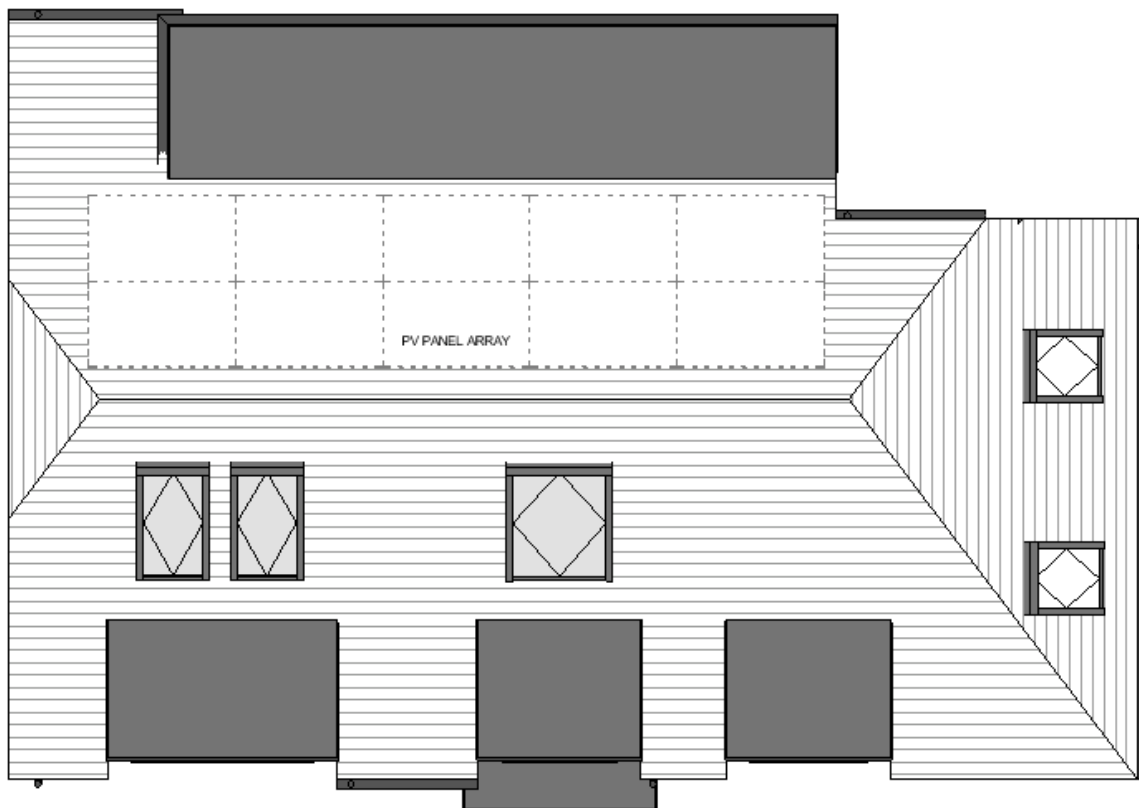


Figure 16. Notional Layout of PV Panel array



7 Access

7.1 Inclusive Access

- The layout does not provide full step-free access; however, this could be modified at a later date with ramp access. Door widths (internally and externally) will be sufficiently wide for access purposes, with surfaces to be non-slip.
- A study and WC on the ground floor are included in the design. Internal circulation routes are wide and unobstructed, ensuring ease of movement for all users.
- Though not essential for householder applications, adaptability for future needs has been considered.

7.2 Vehicle & Pedestrian Access

- The dwelling will be served by off-street parking spaces to the frontage. West Sussex County Council, as Highway Authority, confirmed in its consultation response of 15 January 2026 that this provision is sufficient for the dwelling size and location, and raised no objection to the previous application on highway grounds.
- The access alterations enabling the drop-kerb and parking arrangement have been approved by WSCC.
- No dedicated cycle storage is planned, but there is ample space if required.

7.3 Emergency & Service Access

- Fire safety measures: first-floor internal doors will be fire-rated for safe egress; the staircase leads directly to the front door, ensuring a clear exit route; the kitchen has direct external access, providing another escape point.
 - Waste and recycling bins will be stored in the side garden area.
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8 Summary

This resubmission answers both reasons for refusal of AWDM/1356/25. The main ridge has been lowered by 1.2m to 6.5m, the building narrowed to 11.8m, and the first floor set within a chalet-form roof in keeping with the extended bungalows along Connaught Avenue. The west flank facing No. 117 has been reworked throughout: eaves lowered by 860mm, a catslide roof sweeping the massing off the boundary, the flank walls set further back, and the full-height window replaced with a high-level rooflight.

Matters previously found acceptable, including highways, amenity and drainage, are carried forward on assessments that now represent worst-case evidence against a smaller scheme. The result is a proportionate, contextually appropriate family home, for which we respectfully seek planning approval.



Figure 17. Front Elevation (North) 3D