

11 HAWKINS ROAD
SHOREHAM-BY-SEA
BN43 6TJ

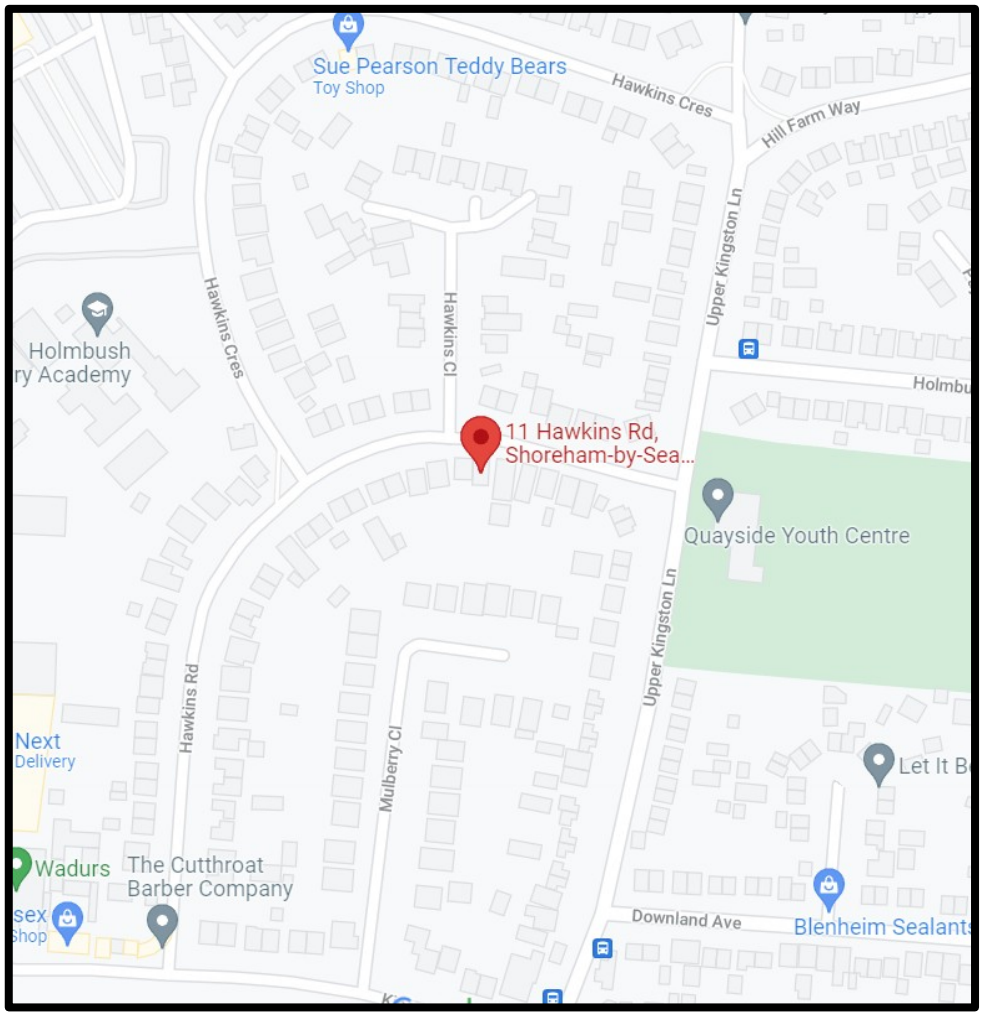
Design and Access Statement
CG-224
NOVEMBER 2021
CADGUYS

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Aerial Photo



Road Map



Details

Location	11 HAWKINS ROAD, SHOREHAM-BY-SEA, BN43 6TJ
LPA	ADUR DISTRICT COUNCIL
Site Area	417m^2

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PHOTOGRAPHS OF SITE











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1.0 INTRODUCTION

This proposal seeks to request permission to add 1No. Rear dormer to an existing first floor, and to extend to the rear of 11 Hawkins Road by 4m. The additional space will allow for an extra bedroom and en suite. We are very much aware that this proposal sits most likely within the perimeters of permitted development but have decided to submit under householder, due to the 4m projection.

1.1 EXISTING USE

The existing property is a 2-bed semi-detached dwelling over 2 floors. It has been recently purchased and is in need of updating. The applicants currently reside here.

1.2 PROPOSED USE

The proposal will allow for an extra bedroom and en suite that will facilitate a growing family, as well as create a modern and functional home.

1.3 APPEARANCE

With regards to the dormer, we have attempted to reflect the scale of the immediate neighbour. The finish will be that of painted render.

Drawing list

Nos	Drawing Name	Drawing Ref
1	Location and Block Plans	PL-01
2	Existing Plans	PL-02
3	Existing Elevations	PL-03
4	Proposed Ground Floor Plan	PL-04B
5	Proposed First Floor Plan	PL-05B
6	Proposed Elevations and Sections	PL-06B

1.4 PRECEDENT

Hawkins Road has a variety of rear extensions (to 4m) and rear dormers. We believe the addition of the dormer to be lawful under PD, so wish to outline the existing rear extensions to:

No.15, 25 and 27 Hawkins Road.

40 Hawkins Road – AWDM/0052/18 – This aligns most with our proposal.

1.5 CONCLUSION

The purpose of this application is to secure planning permission for an additional dormer, but mainly for a 4m rear extension at No.11 Hawkins Road. We have been conscious to keep the visual impact of the development to minimum as well as aesthetically pleasing in terms of proportion and materiality.

Should you want to discuss the design further, please feel free to contact me direct as we are happy to work together to achieve the ideal solution.

Sonny Medcalf

Architectural Designer BA(Hons) MA.

CADGUYS

Date: 02 NOVEMBER 2021

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