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Image 01: No. 2 Nursery Close, Shoreham-by-Sea

161 - Nursery Close (2), Shoreham-by-Sea

Design & Access Statement

'161.DAS.01 - Design and Access Statement'

January 2024

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Introduction

This Statement relates to a Householder Planning Application to extend and adapt a semi-detached bungalow on the North-side of Nursery Close in Shoreham-by-Sea, West Sussex. The application site is not in a Conservation area and the building is not listed.

The proposals are for a single-storey rear extension to an existing non-original rear extension (21.4m² additional extension, so 34.3m² in total since house was built) with flat roof and two rooflights; and a loft conversion/hip to gable loft extension with dormers (72.1m³).

Site Context

Nursery Close in Shoreham-by-Sea consists of two elements: a section of road running West to East, and a section of road branching off and running North to East in a curve. The application site is located towards the beginning of the Close, at its Western end.

Nursery Close consists mainly of bungalows, both detached and semi-detached, and a few semi-detached houses, all with pitched roofs. External materials are mostly face brickwork and painted render for ground floor external walls, tile-hanging for first floors and dormers, and interlocking concrete tiles for pitched roofs.

There appear to be at least eight properties with converted lofts, three of which have front dormers (1, 3, 4, 6, 10, 11, 34, & 36), i.e. min. 20% of Nursery Close.

Use

The application site contains a dwelling house in planning use class C3 and will remain so.

Access

The site is accessed off Nursery Close by means of a private drive. The bungalow is primarily accessed by a front door on its Eastern side, facing neighbouring no. 3, with secondary access through the existing rear extension and via an external side gate. No alterations in principle are proposed to existing access.

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Amount

- Existing site area: 335.1m²
- Existing GIA: 70.9m²
- Proposed GIA: 89.3m² (GF) + 42.6m² (FF) = 131.9m²
- GIA increase: 61.0m²

Layout

Please see drawing *'161.PL.01a - Proposed Plans Section and Elevations'* for the proposed new layout.

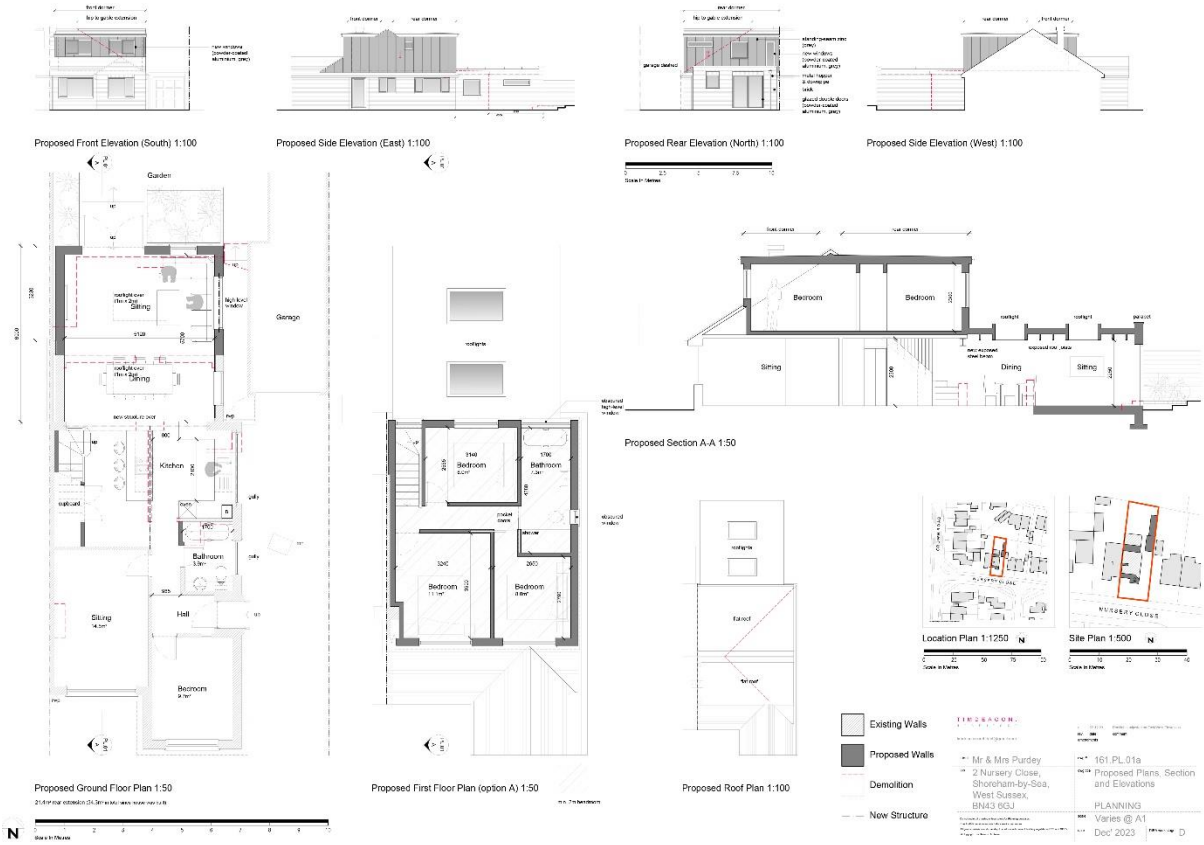


Image 02: *'161.PL.01a - Proposed Plans Section and Elevations'*

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Scale & Appearance

The principle of constructing an extension to an existing single storey rear extension and converting/extending the loft of this bungalow to provide new first floor accommodation is not unusual, particularly for a property of this type in this area.

Whilst a larger rear extension and a hip to gable loft conversion/extension with rear dormer may be built as Permitted Development (PD), i.e. without Planning Permission but subject to an application for Prior Approval for the extension, the applicants decided that the various limitations of PD were too restrictive in relation to their aspirations for the property.

To achieve the new first floor accommodation desired by the applicants, a full-width rear dormer and almost full-width front dormer are proposed. Whilst the rear dormer is proposed to be built with its rear wall over the original rear wall of the bungalow to maximise potential space (and consequently abutting the flat roof of the existing extension), the front dormer is located further back from the front of the house, and consequently further up the front roof slope, to avoid the hipped pitched roof over the front projection. The result is a relatively wide but shallow front dormer (the fourth front dormer in the street, if approved).

Face brickwork is proposed to the external walls of the new rear extension, with felt flat roof and rooflights. New windows with powder-coated aluminium frames (grey) are proposed to replace the existing chunkier uPVC frames, with new powder-coated aluminium glazed doors (grey) leading out to the rear garden.

The applicants intend to finish the dormers and new gable with standing-seam zinc, in grey to match the new proposed window frames. Standing-seam zinc is considered an attractive contemporary alternative to tile-hanging, with many advantageous qualities, including durable weatherproofing and corrosion resistance meaning it can perform effectively for up to 100 years.

The new rear extension to the existing extension is proposed to project 6m into the rear garden from the original rear wall of the bungalow, and could possibly be built as PD, albeit subject to an application for Prior Approval.

The proposed loft conversion would add 72.1m³ of new roof volume, i.e. in excess of the 50m³ allowed via PD, which is one of the primary reasons for this planning application, along with the proposed standing-seam zinc to new first floor external walls.

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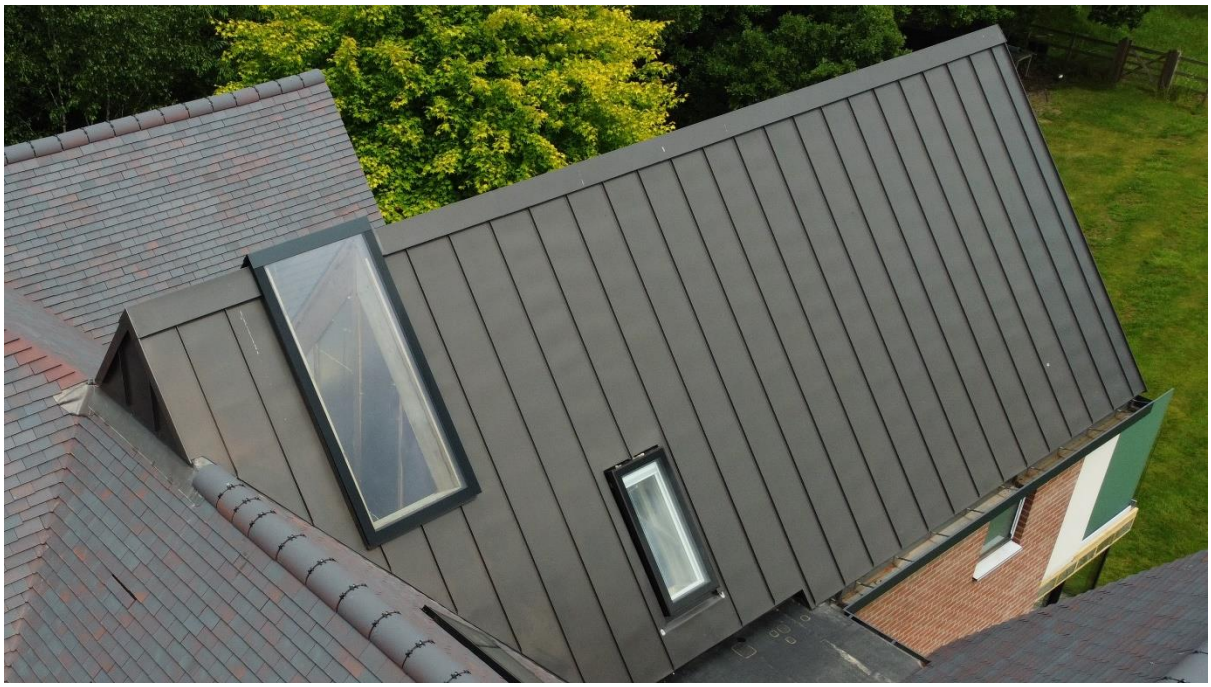


Image 03: Grey standing-seam metal cladding by VMZinc is proposed to new first floor external walls.

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Existing Site Images



Image 04: Existing rear elevation with non-original single storey rear extension with flat roof and face brickwork.

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Image 05: Neighbouring property (no. 1) with rear dormer and single storey rear extension.

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Image 06: Neighbouring properties (no's 3 & 4) with rooflights (no. 3) and rear dormer (no. 4)

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Image 07: Front dormer at no. 4 Nursery Close

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Image 08: Front dormer at no. 11 Nursery Close

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Image 09: Front dormer at no. 36 Nursery Close