Wang Dao Architecture

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Design & Access Statement

FOR

Erection of single storey side extension, connected with existing side extension and associated works.

AT

34 Manor Hall Road
Southwick
BN42 4NB

PREPARED BY
Edward Wang

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1.0 Introduction

This report has been prepared to accompany the Householder Planning application for erection of single storey side extension, connected with existing side extension and associated works, at 34 Manor Hall Road, Southwick, BN424NB. This report should be read in conjunction with drawings submitted along with the application.



2.0 Site and Location

The application site is located within a large dense residential area, with a mix of detached and semi-detached houses. The site is not within a conservation area and the building is not listed. The property is a semi-detached single family dwelling house, the proposal would seek to provide additional space for the family's daily use.





3.0 Use

The proposal will not change the existing use - C3 single family dwelling house.

4.0 Amount

The site area is 288sqm. The proposed ground floor side extension will add additional 5.3sqm to the gross internal floor area. A WC and storage space will be provided.

5.0 Layout

The existing front kitchen window will be blocked and the side window at the entrance hall will be altered to create an access to the proposed side extension. Two new windows will be proposed, one for storage and one for WC. The rear double doors will be replaced with bi-folding doors. The wall between dining and kitchen will be removed to create an open-plan space.

6.0 Scale

The height of proposed side extension eave is to match the existing side extension's as 2.7m. The proposed flat roof will be 3.3m in height, which is below the existing side extension roof ridge. And the proposed side extension front wall is set back from the main house's.

7.0 Landscaping

N/A

8.0 Appearance

All proposed materials are to match or be similar to the existing. The wall materials - bricks and render in colour white over pebble dash are to match existing, as well as the proposed roof tiles. The new windows and bi-folding doors are to be uPVC double glazed in colour white. The front mono-pitched roof style is to match the neighbours No.32 and No.30 as shown below.



9.0 Access

N/A

10.0 Conclusion

In summary, the proposal should be considered acceptable in principle. And the proposal would not harm the existing building architectural characteristics and have adverse impact on the neighbours, The proposed extension is in keeping with the extant and neighbouring buildings in the vicinity.