ADUR & WORTHING
PLANNING
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Design and Access Statement

A proposed 2 storey rear extension and internal and external alterations at

14 THE BURRELLS, SHOREHAM BY SEA

March 2013



Front elevation

Introduction:

14 The Burrell's is a semi detached house which dates from the 1960's. It has rendered ground floor walls and a steeply pitched roof. The house has undergone substantial renovation by the current owner which includes: replacement double glazing, new heating system, new patio and landscaping works at the rear and internal refurbishments.

Planning permission is sought to extend the ground floor to the rear to create a large family room with a roof lantern light within a flat roof. Because of the location of the proposed extension, it is considered that the extension would not have any effect on the amenity of neighbour's. With its architectural treatment, the design would add an attractive and modest extension to provide a much needed internal space for a young family.

Amount of development:

Site area	0.0448Ha

Gross internal area:
As existing

Ground Floor:	87m.sq
First Floor:	53m.sq
TOTAL:	**140m.sq**

As proposed

Ground Floor:	118m.sq
First Floor:	53m.sq
TOTAL:	**171m.sq**

The increase in floor area represents an additional 31m.sq (22% increase in floor area) The rear garden, would be 185m.sq once the extension is built.

Layout & Scale:
The layout of the house is not changed significantly. The 1st floor internal alterations would not require planning permission. A rear extension already exists at ground floor which would be enlarged as part of the new floor area. The scale of the existing extension would be maintained.

Landscaping:

There is no landscaping works proposed as part of this planning application.

Appearance and Materials:

The proposed materials in the rear extension will match those used in the construction of the existing house. The appearance will also match the existing house.

Use:
The house is a domestic dwelling house in residential use and there is no 'change of use' proposed under this application.

Access:

In the construction of the new extension Part M of the building regulations (Access for Disabled people) will be complied with.



Rear elevation

Appraisal of context:

This is a modest extension which will have no effect on neighbouring houses at all. It will have a great impact on the enjoyment of the ground floor for the home owners because it will provide a large, bright, sociable space that can be multifunctional and used as a place to cook, eat and relax. The appearance of the proposed extension will blend in with the architecture of the existing house.

There are no negative effects that would result from granting planning permission for this proposal.

Design and Access Statement written by

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