DESIGN AND ACCESS STATEMENT

6 RECTORY CLOSE SHOREHAM BY SEA

GROUND FLOOR SIDE AND REAR EXTENSION

CONVERSION OF ROOF VOID TO CREATE BEDRROMS AND BATHROOM

PREAMBLE

This statement has been prepared in line with DCLG Circular 01/2006

6, Rectory Close, Shoreham by Sea is not a Listed Building neither is it in a Conservation Area or in the South Downs National Park.

The application property is a detached bungalow built in the mid 1950's

It has a ground floor extension on the east side that was built in the 1960's by the applicants parents

The garage on the west side of the property was built at the same time as the original bungalow

This application seeks consent to extend the present footprint to both the, side, west, and rear, north of the existing house.

Furthermore, due to the age of the property it is proposed to re-roof the property.

As the roof is to be stripped it is proposed to remove the roof carcass and replace this with purpose made attic trusses thereby proving additional accommodation within the new roof void.

This entire project has been designed and configured to provide for extended family living and the opportunity of future- proofing the home for the owner of the property and her immediate family.

The existing garage is to be removed as it is totally impractical as a garage.

Furthermore, it is proposed to remove the dwarf brick walls at the front of the property in order to provide additional off road parking

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/ 1117/18
DATE VALID	- 9 AUG 2018

No 6 Rectory Close, the application property, has a large residential curtilage of almost 900m2 the completed ground floor residential footprint of almost 200m2 represents only 21% of the entire site

No 5 Rectory Close occupies 31% of the residential curtillage

No 7 Rectory Close occupies 22% of the residential curtillage

Within a 100m radious of the application site there is an eclectic mix of residential property including houses, chalet bungalows, houses with loft conversions including houses with large box dormers.

We believe this application sits comfortably in its surroundings and does not have a detrimental impact on either its immediate neighbours or the street scene

The applicant has taken the trouble to approach all her neighbours in Rectory Close and her neighbour on the eastern boundary off Kingston Lane with this proposal and they have all shown support for the scheme.

The additional off road parking will be of benefit to all the residents in Rectory Close

USE

This proposal is to create additional residential accommodation which can be enjoyed by an extended family.

The layout and design give consideration to future proofing the property.

AMOUNT

The present residential footprint amounts to 90m2 at ground floor only

The proposed ground floor extension offers an additional 40m2 at ground floor only

The roof void will be formed using purpose made attic trusses

This will provide space to create three additional bedrooms and two bathrooms within the roof void

The present residential curtillage has an area of almost 900m2.

The existing bungalow and proposed extension, when completed, would only occupy 21% of the residential curtilage

Of the three existing bungalows in the Close the application property already enjoys the greatest amount of amenity space.

Once the new development is complete it will still enjoy the greatest amount of amenity space

LAYOUT

The proposed layout is indicated on the drawing

The scheme does not give rise to overlooking or the loss of privacy to neighbouring properties

SCALE

The proposal is in scale with the existing property

The proposals do not have an adverse impact on the appearance of the application property.

The proposals do not have an adverse effect on the street scene

LANDSCAPING

The ground floor extension will have no impact on the present landscaping.

The property retains a significant footprint of amenity space to the side and rear of the house

It is proposed to increase the off road parking by removing the existing flat roof garage on the western boundary

Furthermore, it is proposed to remove dwarf brick walls at the front of the property

APPEARANCE

When viewed from Rectory Close the dwelling, when completed, will look very similar to its present appearance

The new ground floor walls are to be brick to match the existing

Windows are to be upvc to match the existing

The property is to be re-roofed in tiles

ACCESS

The principal access to the property is direct from Rectory Close and this will not change

The proposal will have no adverse impact on the existing access to the property either by foot or by vehicle.

It is proposed to remove the existing garage and the dwarf boundary walls at the front of the property.

This will enable the property to provide more off road parking