**2712 - DESIGN & ACCESS STATEMENT**

**21.02.2019**

**5 Rosslyn Road, Shoreham-by-Sea, BN43 6WL**

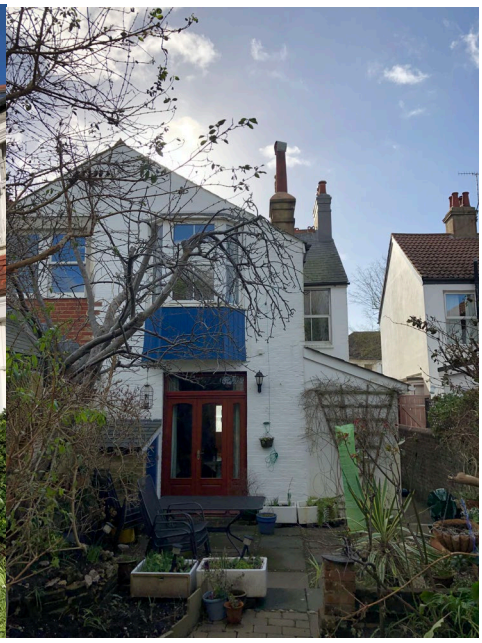
## Site/ Location

The application site relates to a two storey semi-detached property located in Rosslyn Road.

The Victorian property has an existing sloped side extension.

The neighbouring properties already all have rear extensions, in various forms.





## Proposals

The proposals are for a single storey rear extension, not visible from the street frontage.

The extension is to be pitched, extending the existing sloped ceiling of the side construction. It does not extend as far as either of the neighbouring properties, in order to retain the existing tree.

## Layout

The new extension provides extra living/ kitchen space to the rear, without compromising on the size of the garden.

## Scale:

The extension is of a size and scale which is appropriate to the massing of the existing dwelling and its neighbouring property and extension.

It is subordinate to the existing footprint, and is in keeping with the building's existing roof slopes and heights.

**Appearance:**

External materials and detailing are all proposed to match the existing, apart from the powder coated cladding, which will tie in the new sliding doors.

**Use:**

The proposed use of the building it to remain unchanged as a residential dwelling

**Transport and Road Layout:**

The existing road layout remains unchanged.