PHILIP J CLAY
ARCHITECTURAL DESIGN

Telephone 01903 815889
Web site www.philclay.co.uk
E- Mail phillipclay@sky.com

Byways
Castle Lane
Bramber Steyning
West Sussex
BN44 3FB

Document ref: 2242 AWDC let 1 plan

24th April 2020

Planning Department
Adur and Worthing Councils
Portland House
Richmond Road
Worthing
West Sussex,

Dear Sirs

23 Southview Close, Shoreham By Sea, West Sussex BN43 6LJ

Proposed Rear Extension; Extension to existing Loft room with Hip -to-gable roof extension, and front dormer to accommodate Staircase

On behalf of my clients I enclose herewith the Planning application for the above,

The documents submitted in respect of this application are as follows;

2242 - 1	Floor plans and sections as proposed	1:100 at A3 :	1:50 at A1
2242 – 2	Elevations as proposed	1:100 at A3	1:50 at A1
2242 – 3	Floor plans and Elevations as existing	1:100 at A3	
2242 – 4	Block plan	1:500 at A4	
2242 - 5	Roof plan	1:100 at A3	
2218 - 6	Location plan	1:1250 at A4	
2242 – 7	North elevation as existing	1:100 at A4	

DESIGN STATEMENT

I believe that these proposals are fairly straight forward, and the attached neighbouring property , no 22, has had similar and more extensive works, i.e front and rear dormers, hip to gable roof extensions, and rear extension approved and built under application number....1351/18, although the rear extension is to extend across the back, full width to extend both the kitchen and Living room. I believe that this extension being 3.0 metres out form the rear wall could be constructed as Permitted Development under a Class A extension, but it is included in this application to avoid any confusion when works, hopefully, Planning permitting, commence.

It is worth noting that many other properties in the close have had similar such works including hip to gable roof extensions and front dormers.

The proposal is, therefore to extend the property to the rear with a single storey extension; to increase the size of the kitchen and Living/ Dining room which are of a very limited size to a size that is more acceptable for use today

For the loft room, and, the hip to gable part of this, I believe, would also normally be "Permitted Development", however, this is also included in this application, as the front dormer does require Planning permission

The reason for the front dormer is to accommodate a new staircase as the existing flight does not comply with the current Building regulations I terms of its pitch, i.e. being far too steep, for safety as well as compliance , it also exits at the base into a room without a fire escape window and has no fire door or landing at the top. The room itself has no accessible fire escape window.

Careful consideration has been given to the location of the staircase and the conclusion was thar the location chosen is the only possible place for it and as the attached Bungalow , no 22 already has a front dormer as have other bungalows in the close, it is hoped that this can be approved. The dormer is quite small in relation to the roof, it sits up the roof slope and is positioned away from the dormer on the attached property, allowing good separation between the two with a decent amount of roof slope retained

However, should you need more information, please do not hesitate to get in touch and I would grateful if the allocated Planning officer would get in touch prior to any decision notice being issued.

The fee will be paid via the Planning Portal

Yours Faithfully,

Philip J. Clay



Photo 1

Front elevation showing dormer to adjoining property



Photo 2

Property opposite showing dormer to front elevation



Photo 3

Property in the close showing dormer to front elevation



Photo 4

Hip to gable roof extension on properties opposite