Design & Access Statement.

35 The Avenue, Shoreham-by-sea, W Sussex, BN43 5GJ

Applicant: Mr R E Hudson RIBA

Pre-application consultation would have been sought for this proposal. However the current C-19 status precludes face to face meetings making this preference not possible.

Application:
Front entrance porch to south elevation and two-storey rear extension to north elevation. Ground floor east small extension and window.

Relevant site history:
AWDM/0523/13
West side extension with accommodation in roofspace, front dormer and hip to gable roof extensions at rear and east side
Application Permitted 09.09.2013

AW DM/0013/14
Addition of front gable to extensions previously approved under AWDM/0523/13 (west side extension with accommodation in roof space, front dormer and hip to gable roof extensions at rear and east side)
Application Permitted 31.01.2014

AWDM/0057/17

Front entrance porch to south elevation and two-storey rear extension to north elevation.
Application Permitted 29.03.2017

This approval has not been executed

General.

This application seeks to refine the planning approval granted in 2017 in several relatively minor ways.

The application seeks approval for the north elevation ground and first floor extensions granted Planning Approval under reference AWDM/0057/17 dated 29.03.2017. It seeks further approval varying the approved two windows in the living room to a small fireplace recess and south facing window to the living room. The application also seeks approval for a modest enclosed porch and roof extension to the garage on the south elevation in place of the open porch roof previously approved.

Ground floor south elevation extension.



Existing



Proposed

Planning Approval was granted under reference AWDM0057/17 for a pitched roof porch shelter. This application seeks approval for an enclosed minimal porch and a flat roof across the existing garage for the same depth.

The existing front entrance door is reached by a long narrow passage which does not easily allow for people to pass each other. Any visitor to the front door currently stands exposed to the elements and then has to tightly manoeuvre with the passage occupant to access the house. Provision for coat storage is currently difficult. The proposed porch would provide a modest indoor space and draught lobby for welcoming visitors, hanging coats etc before they enter the access passage to the house. The single rendered support wall and structural glass detailing are contemporary in style and complement the gentle modern character of the property.

The flat roof to the front of the garage is needed as shelter from the elements. The garage is used for storage of sports equipment which is loaded and unloaded from cars numerous times per week throughout the year. The roof would provide shelter for this activity during inclement weather. A flat roof would be visually relatively unnoticeable from casual observation from the road.

Ground and first floor northern (rear) extension.

The ground floor northern extension provides additional living accommodation infilling an existing patio area. The extension neither overlooks, nor can be overlooked by neighbours to the east or west. Neighbours to the north are screened by fencing and trees.

The first floor northern extension provides for an enlarged third bedroom. Overlooking of the east and west neighbours houses is not possible other than their roofs. Oblique garden views are currently minimal due to screening and this will not change to any significant degree with the extension.

Planning Approval was previously granted under reference AWDM0057/17





Existing Proposed

Ground floor east extension.

The existing living room is north facing with only french doors giving a modest amount of natural daylight to a relatively long narrow room. Ventilation is only possible by opening the french doors and the rear living accommodation proposed removes this possibility.

The proposed fireplace extension has several benefits. It relieves the narrow feel to the room. It will house a fireplace (electric) giving a focus to the room. A full height window facing due south will provide much needed daylight and natural ventilation. The extension is proposed in a boundary strip of land completely hidden from view, screened from the road and west neighbours. The window, at 90 deg to the room, provides no opportunity for overlooking either out of or into the property.

Visual amenity.

The proposed extensions are domestic in scale and in a sympathetic form to the host building. Exterior materials and finishes would generally match the existing. The new flat roofs to the east and south extensions would be finished in leadwork.

Annex 1

Ground and first floor northern (rear) extension.

The first floor currently has three bedrooms. The proposals only increases the depth of one bedroom, the smallest of the three, exactly to the dimensions proposed in Application AWDM/0057/17 which received approval. A fourth bedroom exists at ground floor. There are no proposals to add further bedrooms to the property. Drawing DWG 02 GA Proposed 0226 Rev B adds that the Velux roof light to the west side of bedroom three be fitted with obscured glass.

Ground floor east extension

The design varies from the previous approved windows (Application AWDM/0057/17). They would have faced due east facing the wall and roofs of No 37 which would block any direct sunlight into the room. Shadow from the roof of No 37 tracks across the location of the previously proposed windows during morning hours. The south facing full height narrow window now proposed would allow direct morning sunlight, and ventilation, into the deep space of the living area during the morning to midday hours.

Window openings as those previously approved, or ‘unprotected areas’ facing a boundary must comply with Building Regulation Part B4: External fire spread merged documents 2020. This restricts the area of windows allowed in a compartment wall relative to its distance from a boundary. By positioning the proposed windows 90deg to the boundary they do not form unprotected areas relevant to the boundary as they face north and south. Protection from radiant heat transmission in the event of a fire is thus enhanced increasing fire safety. No 37 has installed a window opening formed in its west wall located 260mm from the fence boundary relatively close to the proposed extension.

Access provision for construction and maintenance is provided by adequate space between the boundary and the proposed wall allowing for the movement of people and equipment when required. The roof of the extension is simplified in drawing Dwg 02 GA Proposed 0226 Rev B to a small mono pitch falling west to east reducing its visibility from the road.

05/04/2021