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PLANNING DIVISION
PLAN No. A0c/0262/09
22 JUL 2009

Single storey extension
21 Southdown Road, Shoreham By Sea

Design and Access Statement

Amount

This is a single storey extension of approximately 12.5m² gross floor area, situated to the side of the rear projection.

Layout

The extension provides additional kitchen/breakfast room space for a three-storey building being situated to the side of the existing rear projection.

Scale

The proposals is of single storey approximately matching the ceiling height to the existing building.

The extension will only extend out to the back of the original rear projection, infilling a section between the rear projection and boundary, whilst there is an application for a matching extension to the adjoining property.

The property is as mentioned of single storey height in filling that area between the rear projection and boundary and not extending out beyond the back of the original building.

Landscaping

Not applicable.

Appearance

The external windows etc will all match the existing building.

The roof will substantially be of flat design, but incorporating a feature roof light and dome roof light to ensure that there is adequate natural lighting to the inner parts of the building.

Use

RICS

Stephen W. Bromley BSc FRICS, Consultants R.A. Martin BSc FRICS, W McAndrew BSc FRICS,
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The property is a domestic building and will remain as such.

Access

The proposal is part of an existing domestic building. There will access from the existing kitchen area.

Assessment of Physical context

This is a large building, having a good size garden and with two upper floors of bedrooms and bathrooms. Additional space is required to balance out the living accommodation as opposed to bedroom accommodation.

Involvement of local interest

We have not undertaken any discussions with adjacent owners, except No.23 Southdown Road and do not see this as a significant matter warranting such interest.

Social economic context and planning context

This property is in a conservation area and thus the design and access statement is necessary. However the back of this property is not we believe of significant historical consequence and believe that the extension will enhance rather than detract from the current situation. The area is currently substantially unused.

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