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DESIGN & ACCESS STATEMENT

PLANNING STATEMENT

Remodelling of bungalow to form two storey dwelling including single storey rear extension and new first floor flat-roofed extension to replace existing pitched roof

At 15 The Marlinspike, Shoreham by Sea

March 2019

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1.0 INTRODUCTION AND SITE DESCRIPTION

1.1 This Design & Access Statement (DAS) is in support of a full planning application submission on behalf of the owners of 15 The Marlinspike, Shoreham by Sea. The application is for a:

Remodelling of bungalow to form two storey dwelling including single storey rear extension and new first floor flat-roofed extension to replace existing pitched roof.

General Location

1.2 15 Marlinspike is located within the urban area of Shoreham Beach. It is approximately 0.86 Km (0.53 miles) from the Adur footbridge to Shoreham town centre. It is also situated in the centre of the Beach settlement; about half way between the sea to the south and the River Adur to the north. The location is shown on the Google Earth maps below.



Photograph 1 – Location of application site



Photograph 2 – Location of application site

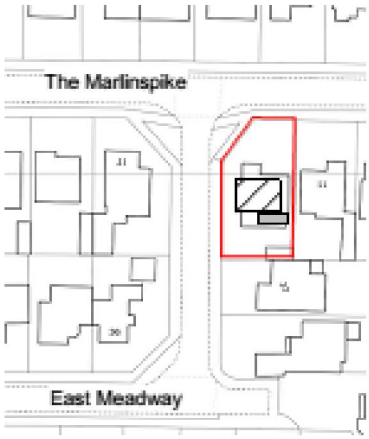
1.3 The Marlinspike is residential on both sides of the road. It runs from west to east and has a feeling of spaciousness taking into the account the road is of standard width with grass verges along the roadside, pavement and then front gardens. As with many properties on Shoreham Beach, the road is likely to have been built from the 1950's onwards.

1.4 The general design of the properties along The Marlinspike is of low-rise single storey bungalows or chalet bungalows with rooms in the roof. There is a mixture of semi-detached properties and detached. In all cases, the properties are set back from the pavement and road with front driveways and gardens and low-rise walls to the front. This enhances the open feel of the road and location. A photograph of The Marlinspike is shown below. This shows the general location and not necessarily the application site.



Photograph 3 – The Marlinspike street scene

1.5 There is a range of plot sizes across all properties within the immediate vicinity of the application site. Several have large rear gardens but generally the buildings seem to be set in the centre of the plot with front and rear gardens being of equal size. The application site plot and neighbouring properties is shown on the block plan submitted with the application and an extract shown below.



1.6 A number of properties in the vicinity have been extended and developed. Whilst there are a good number of houses retaining the original style of red brick and tiled roof, several have been re-clad or extended using different materials. Properties have been developed and remodelled all across Shoreham Beach with a range of styles and materials used. In many cases single houses have been demolished and two houses built on the same plot. The overall appearance and character of the Beach is changing and there is a move towards more modern styles and designs. Further details are provided in the design and access part of this statement.

Application site and Neighbouring Properties

1.7 The application site is located on the corner of The Marlinspike and East Meadway which is a residential road leading south and then eastwards from The Marlinspike. From the age and style of the buildings on East Meadway, this road was developed after The Marlinspike. Certainly number 37 to the rear of the site has been an infill addition to the road, most likely constructed at the end of the original garden to the application site. Therefore, the application site has one neighbour to the east and one to the rear.

1.8 The application site is a detached chalet bungalow. It has a front, side and rear garden with a single garage with a drive on to East Meadway. The front door to the application property is also accessed via East Meadway. It can therefore be read as having a relationship with both roads.

1.9 The site is red bricked and tiled roof with dormers windows to the front and rear elevation. This is shown in the photographs below. The property is built close to the dividing boundary to the east where there is an access path down the side of the property to the rear garden. The garden is set out in hard landscaping with decking and pebbles. Further details are set out in the following sections.



Photograph 4 (north elevation[1])



Photograph 5 (south elevation[2])

1.10 The property to the rear number 37 East Meadway, is an existing two storey house with a shared boundary to the north of the house with the application site. This

[1] Photograph taken 8 March 2019
[2] Please note that this is an old photograph and the garage building has now changed.

property is at right angles to the site. It has been extended over the years with an application for a side/rear extension to north east elevations and existing conservatory approved in May 2018.

1.11 The property to the east of 15 Marlinspike is of a similar style to the application site. It is a chalet bungalow with dormer windows. Planning permission was granted in 1977 for rooms in the roof and an extension for number 11[3] The Marlinspike. The property has a pedestrian access alongside the dividing boundary with the application site that leads to back garden. This property has a driveway accessed from The Marlinspike on the eastern boundary next to number 9 The Marlinspike.

Planning History

1.12 There is no planning history for the site.

[3] Please note there is no number 13

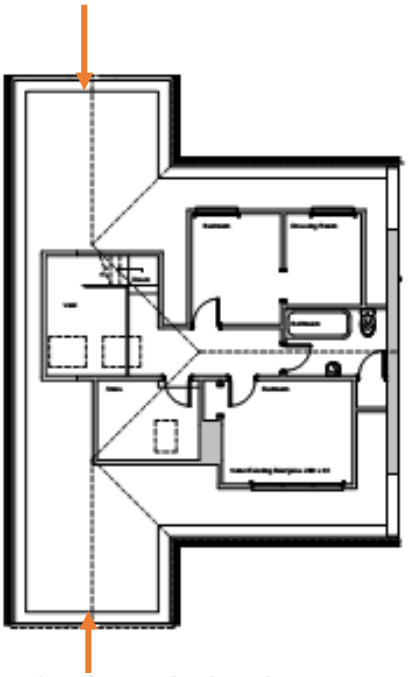
2.0 EXISTING LAYOUT AND PROPOSED DEVELOPMENT

Existing Layout

2.1 The existing property is a four-bedroom chalet bungalow with two bedrooms on the ground floor and two in the roof space. The total floor area of the existing property is 150 sqm.

2.2 The layout and roof shape is akin to the letter 'T' with gable ends at the front and rear elevations as shown in the extract from the submitted plans of the existing first floor layout.

Gable end to the south elevation



Gable end to the north elevation

2.3 The height of the existing property is 6.2m. There is 1.1m gap at the closest point between the property and the boundary with number 11. The distance from existing house to end of the garden to the rear is 6.8m at the closest point.

2.4 The property has a dining room, lounge and kitchen downstairs with two small bedrooms. It is assumed that originally, the property was built as a single storey building. A wooden framed conservatory has been added to the rear. The rooms in the roof include windows both front and back. There is a small side window facing number 11 at ground floor level.

Condition of existing property

2.5 The existing property is extremely dilapidated. The rear conservatory is not stable with rotten wooden frame and the internal conversion of the roof space appears to be unfinished with attic type flooring still used within the rooms and gaps in the plasterboard and walls. It is doubtful there has been any insulation provided and the upstairs is considerable colder than the ground floor accommodation. The windows throughout the house are not sealed tightly with the current occupiers having to tape over the gaps to prevent heat loss.



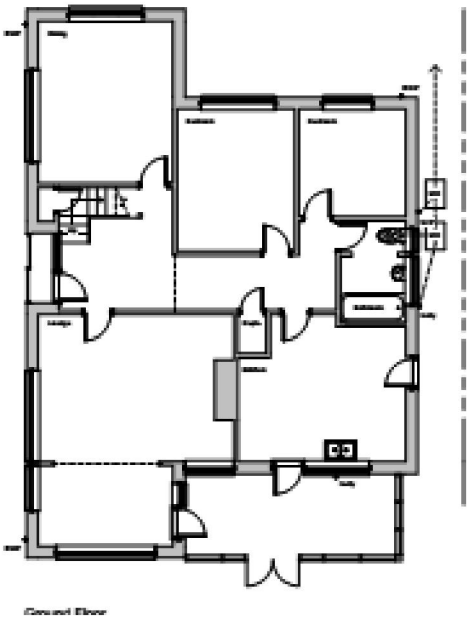


Photographs 6 and 7 – showing current state of existing property

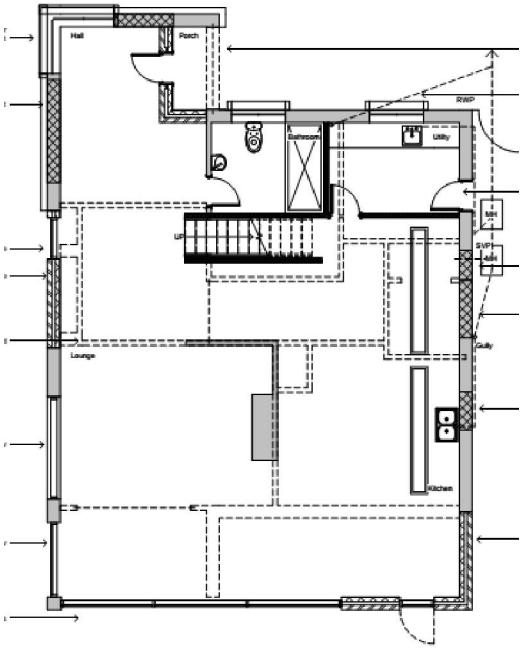
Proposed scheme

2.6 The proposed scheme involves a remodelling of the existing property to include a single storey rear extension and new first floor flat-roofed extension to replace existing pitched roof.

2.7 One the ground floor this effectively involves ‘squaring off’ the existing property as shown below in the extract from the submitted plans. The proposed floorspace extends into the area of the existing conservatory which will be demolished. A porch and hall will be created on the north elevation which will now become the front entrance to the house. The total proposed ground floor is 107.7 sqm. This includes an increase in floor area of 12.6 sqm.



Existing floor area



Proposed floor area

2.8 The proposed development includes internal layout changes and alterations to the rooms. It includes a new lounge, kitchen, bathroom, hall and utility room on the ground floor thus creating a more open plan and useful space than the existing house. Side windows on the eastern elevation are blocked up and a utility door included. The internal layout takes advantage of the southerly aspect with the lounge and open patio doors opening onto the courtyard garden.

2.9 The proposed first floor area is 61.2 sqm. This provides for one bedroom and a bathroom. There is one obscure glazed window on the eastern elevation.

2.10 Matters relating to design are set out later in this statement. The height of the existing chalet bungalow is 6.2m. The height of the proposed dwelling is 5.95m.

3.0 DESIGN AND ACCESS

3.1 Over several years, there has been a renaissance of properties on Shoreham Beach. A combination of taking advantage of the location coupled with the need to upgrade and improve on the aging 1950's/1930's properties has meant there are now a number of stunningly contemporary and stylish houses existing cheek by jowl with the more traditional house or bungalow found on the Beach. These redeveloped and modernise properties range from large 3-storey buildings to more modest two storey houses.

3.2 The range of materials used in the new houses is vast including schemes that have just clad and upgraded/painted the existing house in bright colours to those that are a complete rebuild using cedar cladding, painted rendered concrete and stone walls and usually including a high proportion of glazed areas. Flat roofed modern houses are also frequent in numbers next to houses with pitched roofs. This includes a property close to the application site at 105 Old Fort Road where planning (ADC/0435/09) was approved to remodel a chalet bungalow on a corner plot to a modernised and more compact new style dwelling.





Photographs 8 and 9 – 105 Fort Road before and after

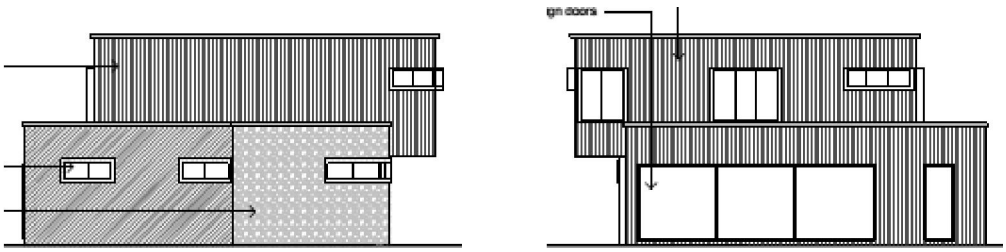
This proposal

3.3 The proposal is to modernise the accommodation to create a more suitable unit and significantly improve the building's energy use. It is a development that is different to those surrounding it but yet it retains the scale, bulk and size of the neighbouring area. The architectural form of the proposal will differ from the prevailing pattern of

development. Due to the design of the house, it would be visually dominant. However, it is considered that this proposal would not cause harm of such substance to the character and appearance of the area as to justify withholding permission. The following matters are addressed below: scale & design, materials & sustainability, impact on neighbours and access.

Scale & Design

3.4 The proposed development is designed with a larger ground floor area and smaller first floor. There is a slight 'overhang' of the first floor as shown on these extracts from the submitted plans. Windows on the north elevation are high level with the larger windows and patio doors located on the south elevation.



3.5 The proposed development is domestic in scale with the total height of the new building being slightly lower than the existing. In order to avoid just creating a lumpy box, the floorspace of the first floor is smaller than the ground, creating a tiered effect. This reduces the bulk and scale of the dwelling. There is a small increase in floor area at ground level but the proposed dwelling remains on the same footprint as the existing.

3.6 The scale of the dwelling relates to the property to the east and is not overbearing. There is a large two storey dwelling to the rear to the south of the site which is built up to the dividing boundary and has a dominant feel over the existing house. The site is on a corner plot and therefore has no direct property to the west. It therefore considered the new house is designed to be the correct scale and bulk for the plot and the surrounding area.

Materials & Sustainability

3.7 The proposed materials are a modern mix of products. Charred Kebony Cladding is to be used on the main elevations. The cladding is to be treated by the sugi ban

process. The eastern elevation will be rendered. The porch and hall area will be a Gabion faced wall in galvanised wire cage. The property will have grey aluminium doors, windows, and rooflight with timber contrasting surround. The ground floor roof will be sedum. Whilst the property will have high level windows on the northern elevation – there will be adequate natural light through both floors. Roof lights are proposed on the flat roof part of the ground floor. A selection of images below illustrate the proposed materials:



Various use and textures of sugi ban on facade





Gabion walls



Sedum flat roof

3.8 The range of materials proposed have been selected to harness sustainability principles. Green roofs are covered with plants and vegetation, bringing a number of

excellent benefits and help support wildlife. They are energy efficient and environmentally friendly. The proposed scheme allows for solar energy panels to be placed on the flat roofed parts without them being too visible. The gabion walls reflect the pebbled Shoreham Beach and are aesthetically pleasing providing interest and texture to the scheme.

3.9 Whilst it is acknowledged that the materials are in contrast with the properties to the east, south and opposite the site, it is considered the scale and bulk of the new house is in keeping with the existing properties around. The complete contrast creates a modern and updated beach residence rather than trying to copy what is there. The existing property is in a poor state of repair and extremely unsustainable due excessive loss of heat and energy. The remodelling of the house provides an opportunity to update the design. It is now established to have different styles and designs along most roads on the Beach and this work perfectly well, providing interest rather than row after row of the same.

Impact on neighbours

3.10 The neighbours principally impacted upon by this development is one property to the east and one to the rear. The proposed development does not result in a dwelling that is closer to the existing boundary with number 11. There is one obscured glazed window at first floor level to the front (north) side of the property. It is not considered there will be any detrimental impact to the neighbour to the side. Windows already exist at first floor level at the rear of the house. The development will be no nearer the rear boundary and as the house behind is at right angles to the application site, it is considered to have minimal, if any, impact. There are small, high level windows to the northern elevation.

Accessibility

3.11 The overall improvement to the site includes creating a new access from The Marlinspike. There is unrestricted parking within the vicinity and space on site to park cars. The location is 0.86 Km (0.53 miles) from the footbridge to Shoreham town centre. The area is served by a number of bus routes.

3.12 The layout within the ground floor is open plan with a downstairs toilet. There would be space to create a down stairs bedroom if needed. There are no steps to the front door.

4.0 PLANIING POLICIES

4.1 The site is located within the built-up area boundary and is not allocated for any particular use or purpose within the Adur District Local Plan 2017. The existing dwelling has no particular architectural merit. The National Planning Policy Framework (NPPF) 2019 attaches great importance to good design recognising that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 124). Where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development (paragraph 130).

4.2 Paragraph 131 states that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

4.3 At the local level, the adopted development plan policies are set out in the Adur Local Plan 2017. *Policy 15: Quality of the Built Environment and Public Realm* states that development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.

4.4 *Development Management Standard 2* produced by Adur District Council – Extensions and alterations to dwellings states: In considering an application for an extension to a house or bungalow one of the main planning concerns is to ensure that the proposal will not have an adverse effect on neighbouring properties. The Council will also wish to consider the appearance of any proposal and the effect on visual amenity.

4.5 The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally.

5.0 PLANNING ISSUES AND CONCLUSION

5.1 The principle of the proposed remodelling of the existing dwelling is supported within this urban location and within the built-up area of Shoreham by Sea. The relevant issues are the effects on the amenities of neighbouring residential occupiers, on the character and appearance of the area and design.

5.2 The site and general location is within an accessible location. The Marlinspike is on Compass Travel bus route, is close to a primary school and within walking distance of local shops. It is concluded that this constitutes sustainable development in accordance with the NPPF and local plan policies.

5.3 The proposed dwelling will be an addition to the already eclectic mix of properties on Shoreham Beach. New replacement dwellings and older style buildings sit side by side, all varying in style and use of materials to form the very unique character of this locality. Whilst there are few that have been remodelled or altered completely from their original style within The Marlinspike, there are many examples within the immediate locality.

5.4 It is not considered that there would be any grounds for refusal based solely on the overall design of the dwelling proposed as the general location around the site comprises so much variation. The use of contrasting materials, given the existing variation in materials brick, colour and render in the vicinity, is considered acceptable.

5.5 The key consideration is how the development fits in scale, height and proportion in relation to adjacent dwellings. A pastiche style would not be appropriate for Shoreham Beach and there is no architectural merit in the existing house or indeed surrounding properties. The existing house is energy inefficient, is in a dilapidated state and internally the upstairs is in disrepair. It would need renovating in order to bring it up to a modern living standard.

5.6 The space to each side of the dwellings is considered sufficient to avoid a visually cramped form of development when viewed from the street. The space between the neighbour to the east and the south remains the same as existing. Due to the corner plot, there are no direct neighbours to the west. The proposal does not represent

overdevelopment and is of a lower height than the existing. It is not significantly detrimental to the character and appearance of street scene or surrounding built environment. The 'stepping back' of the first floor creates the feel of spaciousness between the house and the neighbour to the east.

5.7 There will be no loss of privacy or daylight to either neighbour. There is a glazed window at first floor level on east elevation but this towards the front (northern) part of the house.

5.8 There would be sufficient off-street parking and cycle parking space provided at the site.

5.9 Despite the high-level windows on the northern elevation, the southerly aspect of the house allows for larger windows and folding doors at the ground floor. Adequate light will be provided internally due to the open plan nature of the layout on both floors.

Conclusion

5.10 This is an existing and modern, stylish remodelling of a dilapidated and energy inefficient property and the Council is respectively requested to approve this application.