DESIGN JUSTIFICATION

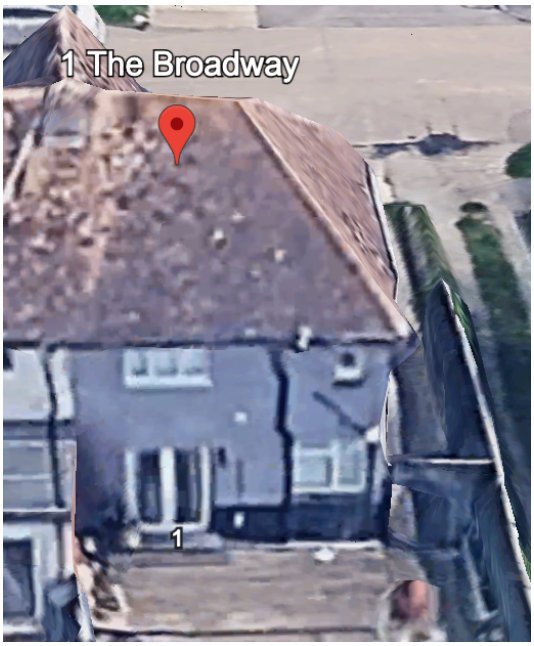
AND

ACCESS STATEMENT

1 The Broadway Lancing BN15 8LT

Proposal: Erection of a single-storey rear extension (4.5m) to provide an enlarged kitchen/dining area





Street-Facing and Rear Garden Views of the Property

1. Introduction

This Design and Access Statement is submitted in support of a Prior Approval application for a single-storey rear extension at 1 The Broadway, Lancing, in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1, Class A. The proposed works aim to improve internal functionality and living standards by extending the kitchen and dining area to suit modern family needs.

2. Site Context

The property is a semi-detached, two-storey residential dwelling located within a well-established suburban setting. The house features a light-coloured render finish, typical of the surrounding homes, which are of similar scale and architectural style. The site is not located within a designated conservation area and is not a listed building. Notably, the adjoining semi-detached neighbour has a rear extension of approximately 3 metres, establishing a precedent for this form of development.

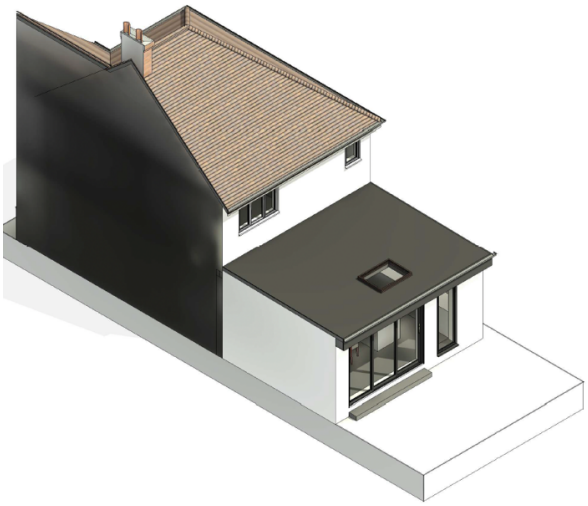
3. Design Proposals

The proposal is for a 4.5-metre deep single-storey rear extension that spans the width of the property.

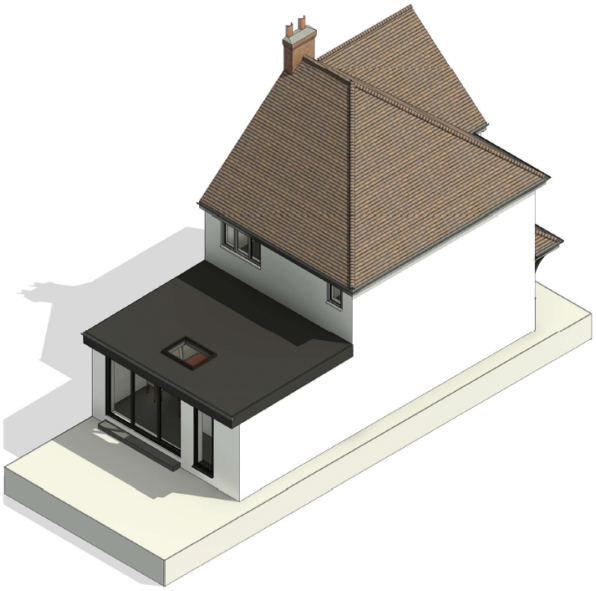
- Materials: The extension will match the existing house in finish, using the same light-coloured render, along with matching roof tiles and windows, to ensure a cohesive and respectful addition.
- Roof Design: A flat roof with a rooflight is proposed to maximise daylight into the new kitchen/dining space without increasing overall height or creating visual bulk.
- Openings: A new patio door will open onto the garden, complemented by a rear window in the same style, both finished in a neutral colour. All openings will be designed in accordance with permitted development standards, maintaining privacy and avoiding overlooking.

4. Scale and Appearance

The extension has been designed to remain subordinate to the main dwelling in both scale and appearance. At 4.5m depth, it remains within the maximum allowable limit under Prior Approval and is proportionate to the size of the rear garden. The flat roof design ensures the structure does not appear overbearing from neighbouring viewpoints.



Proposed 3D-1



Proposed 3D-2

5. Impact on Neighbours

The development has been designed to minimise any impact on neighbouring properties. The 45-degree rule has been considered to ensure natural light to neighbouring windows is preserved. The extension will not include any side-facing windows, protecting neighbouring privacy. Given that the adjoining property already benefits from a 3m rear extension, the proposed works will sit comfortably within the existing street context.

6. Access

The existing pedestrian and vehicular access via The Broadway will remain unchanged. No alterations are proposed to the entrance or access arrangements.

7. Conclusion

The proposed 4.5m rear extension qualifies for Prior Approval under Class A permitted development rights. The design is sympathetic, well-integrated, and reflective of the existing property and local character. It respects neighbouring amenity, uses matching materials, and follows the necessary planning guidance for extensions of this nature. We respectfully request that Prior Approval is granted.