# Design & Access Statement

# For

# Extension and alteration of existing building

# At

# 26 Windlesham Road, Shoreham By-Sea, BN43 5AE



V2

June 2020

Introduction

This statement supports a planning application to extend and alter an existing residential dwelling at 26 Windlesham Road, Shoreham By-Sea, BN43 5AE.

This application follows a previously approved application (AWDM/0283/20) for an identical proposal save for the rear extension, which under the current proposal extends a further 2 meters into the rear garden.

The additional 2 meters will make a huge difference to the living space and the applicants ability to enjoy the dwelling.

Under the proposal the existing side is extended full width over an existing single storey garage, a small single storey porch style extension is made to the front of the property, a single storey extension is made to the rear of the property to balance the living space with newly created bedrooms on upper floors. The principle of the development has been established. The applicant wishes to use this application to make the case for a larger rear single storey element which is an important part of the proposal.

For the reasons set out above this statement focuses on the rear extension element only.

Appearance

The existing building is a mixture of brick, white render, UPVC fenestration, Concrete roof tiles, bitumen felt flat roof. The existing front dormer is finished with hanging tiles.

Under the proposal the existing pallet of materials is maintained and continued through into the proposed extension.

The change to the rear extension are minimal in terms of appearance. Additional landscaping has been introduced on the boundary between no.28 to help mitigate impact.

Scale & Mass

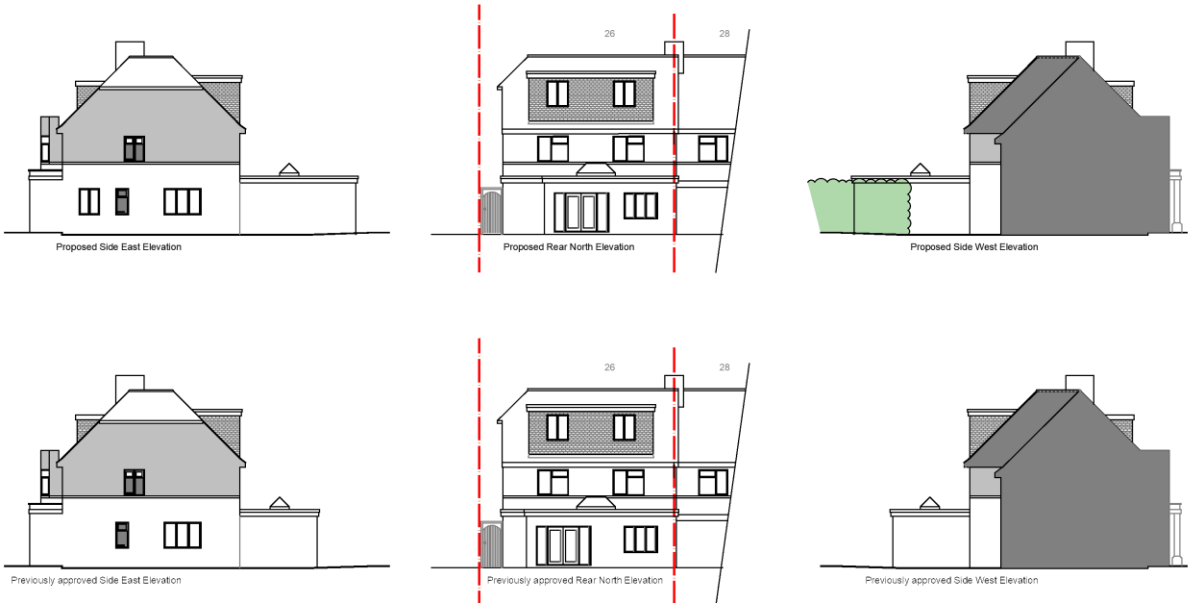
Comparison drawings below show the difference between the previously approved application and the scheme as proposed




Current proposal




Previously approved




The sketch drawings show the change is negligible.

Impact on neighbouring amenity

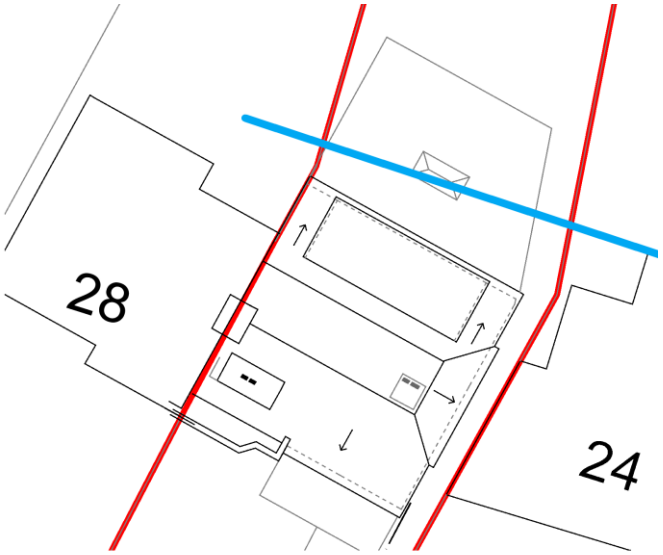
The property shares a boundary with 28 to the west (left) and 24 to the east (right). The single storey element could be largely complete within the applicants permitted development rights / prior approval. Planning consent is sought so a unified scheme can be implemented in one go.

The difference in impact between the previously approved application and the current proposal is negligible. The proposal takes advantage of the garden shape and has been designed so that the further the extension protrudes into the garden the further from the boundary of no.28 the new built form is. It should be noted that only a small length of built form is hard against the boundary with no.28. The proposal does not increase the amount of build form hard against the boundary. Green hatching on the image below shows the gap between boundary and single storey rear extension and how the building tapers away from the neighbour's garden.



Under the proposal this gap between the boundary and built form is infilled with a new yew hedge. The impact on no.28 is negligible.

The rear extension has been designed to keep a consistent gap between the new built form and the neighbouring dwelling at no.24. No.24 is set further back on its plot than no.26 and no.28. A bi-product of this situation is that the new extension to no.26 does not appear to extend as far into the garden as it actually does. The blue line on the plan below is struck from the rear extension of no.24. the impact on no.24 is negligible.




Access

Access arrangements are consistent with the previously approved application.

Landscaping

Changes from the previously approved proposal include the planting of a yew hedge at the boundary between no.28 where the new built form tapers away from the boundary. This proposal will greatly reduce any perception of scale and mass.

Conclusion

The additional 2m single storey rear extension over the previously approved application is an important element in the applicants plans. Measures have been adopted to mitigate its impact on neighbouring amenity.

The applicant submits that the proposal should be supported.

Photo log






Adur &
Worthing


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Team Knowhow



