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PLANNING APPLICATION:
Householder Planning Application

Re: Proposed new extension to the rear of an existing terrace house, replacing existing rear conservatory addition

PLANNING STATEMENT

Prepared for: Sandie Tozer

Site Address: 35 New Road, Shoreham-By-Sea, BN43 6RB

Date: 4th June 2021

William Tozer Associates Limited
company number: 06814121
registered address: 42-44 new house 67-68 hatton garden london ec1n 8jy
Registered in England
VAT number: 815418045

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Application Details

Applicant/Homeowner: Sandie Tozer
Agent: William Tozer Associates Ltd.
Local Planning Authority: Adur & Worthing Councils
Conservation Area: Shoreham-By-Sea Conservation Area
Project: New rear single-storey extension
Site Address: 35 New Road, Shoreham-By-Sea, BN43 6RB

1.0 Preface

1.1 This document sets out the proposed development of 35 New Road, Shoreham-By-Sea, BN43 6RB entailing the demolition of the existing conservatory to the rear of the property to be replaced with a single-storey extension of the same footprint. This new addition will provide much improved thermal performance and structural integrity to the property, improved natural lighting and ventilation and an open plan kitchen and dining area for the new family occupiers of the house. The works are to a period terrace property in the Shoreham-By-Sea conservation area. The property is not a listed building.

2.0 Design, Scale, Character and Appearance of the proposed development:

2.1 The general principle for the design has been to maintain the integrity of the host property and its period features, whilst adding a subtle, modern addition that will provide the occupants with increased accommodation and enhanced views and connection to the garden in a sympathetic manner. The proposed development complies with the broad requirement for high quality design, that enhances the appearance of the existing house and preserves the character of the wider terrace and surrounding area. The design draws upon previous architectural works that William Tozer Associates has completed to this type of building and urban environment, and upon a considered assessment of the existing building and streetscape.

2.2 The materials proposed reflect the existing material and character of the host property, the white-painted render to the walls reflect the current white-painted street front and white structure of the existing rear conservatory. This material palette, along with the minimal detailing of the glazing, ensures that the proposals are subordinate to the existing detailing of the dwelling, and respecting the character and appearance of the host property as well as the surrounding conservation area.

2.3 The proposal replaces an existing conservatory structure of poor design and state of repair. The new addition will not exceed the height of the existing conservatory. The depth of the extension is in line with the current rear elevation of the existing conservatory. Given these modest dimensions that maintain the overall footprint of the existing structure, it is considered that the siting and mass of the extension would not negatively impact the amenity of the neighbouring properties, with regards to outlook, enclosure or impact on daylight. Please refer to Figure 1 showing the existing structures to No. 35, and the neighbouring property at No. 33 New Road.

2.4 The new flat roof of the proposed extension sits lower than the apex of the existing conservatory. The new boundary walls are set lower than the roof, addressing the adjacent properties with a modest height and ensuring that the impact on the neighbouring gardens and rear elevations is minimised. The front elevation will not be affected by this planning application.

2.5 As part of the rear extension work, it is proposed to demolish the existing brick outbuilding, in a poor state of repair, to provide enhanced views between the new accommodation and rear garden, and to reduce the amount of development to the rear of the property.

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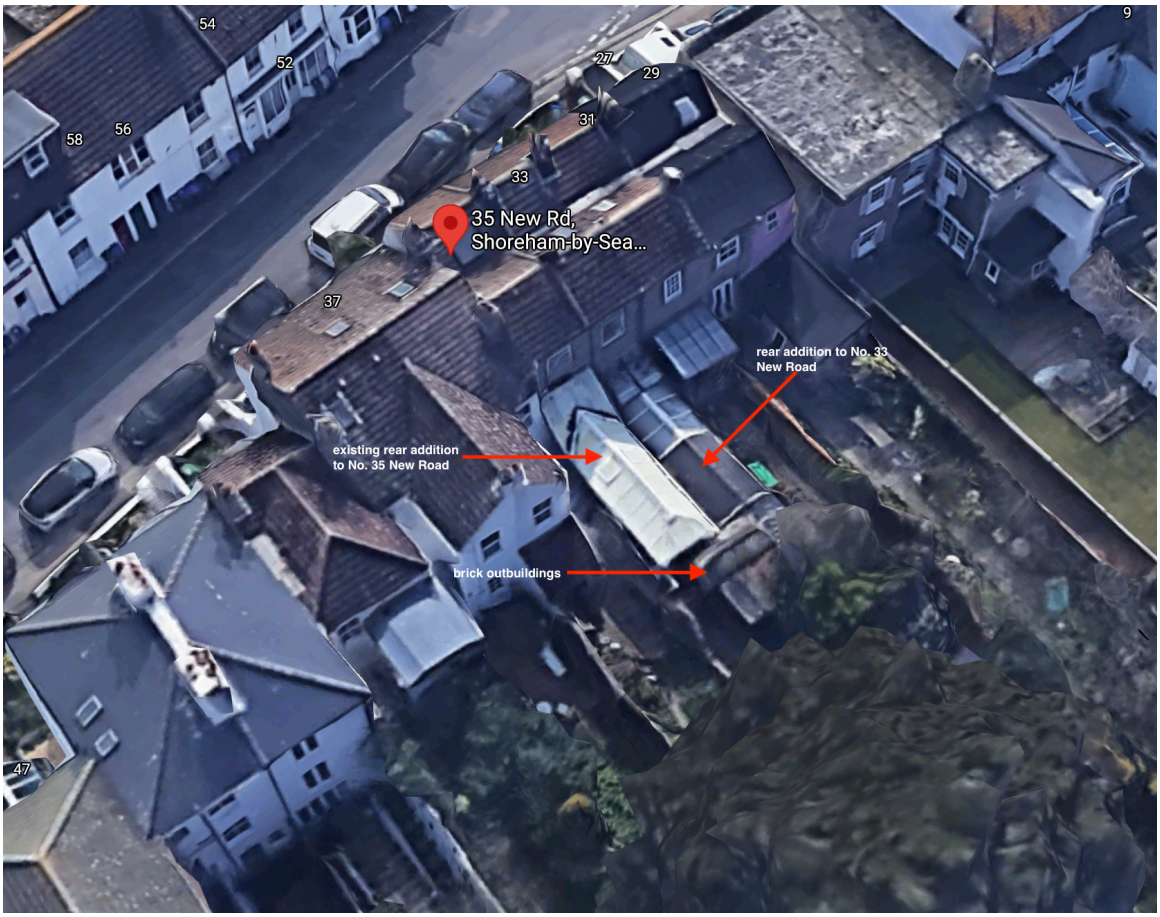

(Figure 1) View of rear of properties on New Road showing existing rear additions

3.0 Access

3.1 The proposed works do not alter the existing use, pedestrian or disabled access from the front of the property.

3.2 In addition to the above, it is proposed to construct a new gate to the rear stone wall of the property, providing access to a public right of way through to Surry Street, in keeping with a number of other properties on New Road.

4.0 Conclusion

4.1 Due consideration has been given to the relevant local and national planning policies and guidelines, including ADC's Development Management Standard No.2: Extensions and Alterations to Dwellings. We believe that the design of the new addition, consideration of the size, position, and appearance of the proposed extension in relation to the above referenced documents, and the positive impact of the works on the existing property and surrounding area in general, show that the proposals conform to the relevant policies and will have a positive impact on the dwelling and conservation area as a whole. For these reasons, we strongly feel that the proposal should be granted consent.

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