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PLANNING APPLICATION:
Householder Planning Application

Re: Proposed replacement of existing ground and lower ground porches to front elevation with new porch and bay window to ground floor

PLANNING STATEMENT

Prepared for: Sandie Tozer

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

Date: 4th June 2021

William Tozer Associates Limited
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Application Details

Applicant/Homeowner: Sandie Tozer
Agent: William Tozer Associates Ltd.
Local Planning Authority: Adure & Worthing Councils
Conservation Area: Shoreham-By-Sea Conservation Area
Project: Replacement of porches to front elevation with porch and adjoining bay window
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 construction of a new porch and bay window to the front ground floor elevation of the house. The works are to a period terrace property in the Shoreham-By-Sea Conservation Area in the with Adur and Worthing. 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 improved access to the house 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, as well as with reference to the proposed replacement rear addition to the house (refer to separate application).

2.2 The existing terrace runs to some 16 no. houses on this stretch of New Road, with most of the housing stock varying significantly along the street. No. 35 sits in a row of four houses at the western end of the terrace, with similar proportions and flush frontages, but displaying 3 different styles of porch (with the fourth house without any porch to the front elevation). The fenestration to each of the houses differs, with one bay window present at No. 31, along with many other houses on the street displaying a variety of bay windows, adding to a varied and eclectic streetscape.

2.3 The materials proposed for the new porch and bay window reflect the existing material and character of the host property, the white-painted render to the walls reflect the current white-painted rendered elevation. 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, allowing the new addition to read distinctly yet subtly separate to the period host property.

2.4 The proposal is sensitive to the existing street front whilst increasing natural daylight into the house and improving the access to the property. The bay window increases natural lighting and views as well as maximising the living area in this modest dwelling: the footprint of which is particularly narrower, and therefore additional accommodation to the length of the house is much needed for the family occupiers.

2.5 No. 35 is on the end of a row of four houses, and the next house in the terrace at No. 37 is set back from their frontage. This allows the porch and bay window to not impact the amenity of the adjoining property, with the new projections set well away from the windows of the adjoining house.

2.6 Given the modest dimensions of the new additions, and the removal of the existing, non-original and poorly-designed porch additions, it is considered that the siting, mass, and design of the bay window and porch will not impact the amenity of the neighbouring properties, with regards to outlook, enclosure or impact on daylight, and will improve the immediate streetscape and character of the conservation area as a whole.

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3.0 Access

3.1 The proposed works will provide improved stepped access to the lower ground and ground floors of the property. No alterations to the vehicular access to the property are proposed.

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 porch and bay window, consideration of the size, position, and appearance of the proposed additions 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.



Figure 1
No. 35 New Road (right-hand property) and adjoining terrace showing varied front porch structures and fenestration



Figure 2
Properties to the East of the application site on New Road, showing further varied structures and projecting bays to the front elevations



Figure 3
To the west on New Road, showing varied projections to the street, including more modern housing stock and varied bay window designs