Revised Design & Access Statement

For:

New 1no. 5x Bedroom, Two Storey With Rooms in roof, End Terrace Dwelling at:

Land to side of 35 Cheal Close Shoreham By Sea West Sussex BN43 5RQ

Ref:

BW

Client:
Gary McDonald

Statement Compiled By:

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Use:
The property known as 35 Cheal Close, Shoreham Beach is located at the west end of the road. The existing end terrace house has a large side garden including a drive and also comes with an allocated garage in a nearby garage compound.
There are footpaths surrounding the plot.
The properties surrounding 35 Cheal Close are mainly terraced with bungalows and houses towards the far eastern end of the Close.
Following approval of this application ref: **ADC/0025/10** it is now proposed to provide additional room (2 additional bedrooms & bathroom) in the large roofspace of the proposed dwelling.

Amount:
The revised proposal now is to construct a 5 bedroom (two storey) end of terrace house to the side of no. 35 which resultantly will become a mid terrace property.
The new dwelling will match the style,materials and size of the existing surrounding terraces.
The proposal will have minimal impact on no. 35 which will have a new front door position and will loose 3no. windows to its side gable elevation.
This revision A and revised drawings submitted (July 2010) to ADC planning now includes for rooms in the roofspace which will include a further 2 bedrooms and a shared bathroom.
For acceptable headroom within the roofspace, a flat roof dormer is proposed to the rear slope of the south facing elevation with velux windows to north facing roofslope.

Layout:
The internal proposed space works well for modern day living requirements with a downstairs w/c, utility room and good sized rooms with first floor bedrooms with master bed and en-suite.
The layout and additional staircase works well with the intended first floor room layout.

Scale & Appearance:
The proposal has been designed sympathetically to fit in with the surrounding area and therefore has been set back slightly from no. 35 being more submissive in appearance. The new dwelling is of the same scale as no.35 and is well placed on the plot of land and is also of sufficient distance from a row of terraces facing the plot.
The rear dormer fits well with the proposed dwelling being set back from the eaves and down from the ridge line and would suit this style of house. If this was an existing house then this dormer would qualify and could be done under permitted development rights being well within the 50m3 volume allowance.
Essentially, the proposal will have no adverse impact on the surrounding neighbouring properties as the plot lends itself perfectly for development in terms of size and orientation.

Access:
Surrounding footpaths will be maintained and the new dwelling will have a 1.1m width access path to the rear garden as well as existing access to the rear.
The new property will offer off street parking for three cars. There is an existing drop kerb to the property therefore no application to WSCC highways is necessary.

A new access path will be formed to the new front door position to no.35.

Landscape:
The driveway will encompass the majority of the front garden with small areas of lawn and planting providing a good balance of soft and hard landscaping.
The rear garden will be left as existing with close boarded fencing and a new brick built/fence between the new property and no. 35.
There will be a bin storage area as indicated on the plans.

Conclusion.
The revised proposal for the construction of a 5 bed end of terrace property is considered to be in keeping with surrounding properties in Cheal Close. The property will be sited neatly and sympathetically on existing "excessive" garden space which lends itself perfectly for development of this kind.

The additional rooms within the roofspace are required for a large family intending to live at this property. The proposed dormer is non intrusive and would work well with the proposed dwelling in terms of scale and appearance.
There are many other properties in this road with similar dormers which create a further 2 beds.