

1 LISHER ROAD, LANCING BN15 9EY

DESIGN AND ACCESS STATEMENT

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REV. A

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1. EXISTING DWELLING:



Photo 1. west elevation



Photo 2. east elevation



Photo 3. south elevation

The existing house is a 3 bedroom end of terrace dwelling located on the north side of Lisher Road in Lancing at the junction with Hayley Road.

The house is sited on a generously sized corner plot with boundaries of 2 metre high brick wall to the west side rear garden, and 1m high timber fencing to the south-east boundary frontage.

Materials are stock brick external walls with tiled pitched roof and upvc framed windows and doors.

There is an existing upvc framed conservatory rear extension off the dining room.

2. OWNERS REQUIREMENTS:

The owner has an urgent requirement for additional family accommodation. Re-location or upsizing is not a viable option, and the need is for additional bedroom and living accommodation to accommodate a growing family, together with accommodation for visiting extended family.

The house will remain fully integrated in single family use, but with a separate internal staircase to facilitate privacy when family come to stay.

As there is currently only 1 shared bathroom there is also a need for an additional shower and sanitary facilities.

3. PROPOSED DESIGN:

The proposal is to create a 2 storey extension to the south side of the existing house. Due to the stepped nature of the southern boundary, the extension will be similarly stepped some 800mm minimum inset from the boundary fence line.

The step in the elevation is set at the centreline of the property, creating symmetry of roof profile.

The existing ground floor front elevation entrance lobby will also be extended to the south.

This will create the facility to link the entrance internally to allow side access, whilst still linking via an internal door to the existing house.

The children's playroom is seen as further living accommodation which can be monitored from the rest of the house.

A second shower and sanitary facilities are located at this corner for ease of ground floor access by the family and grandparents.

The first floor comprises 2 further bedrooms as accommodation for the extended family. This will be accessed via a second internal staircase together with a link from the existing first floor landing.

Whilst the second bedroom is a small box room, it is seen to be adequate for a baby's cot or young child's bed and has integral clothes storage over the staircase.

The front elevation to the extension is set back some 300mm from the corner, and the ridge of the extension roof is similarly set down in order that the extension appears visually subservient to the main house.

The walls are proposed as matching stock brickwork, and the pitched roof as matching tiles for continuity of materials.

The windows and doors will be in a matching pattern and upvc framed.

Sliding glazed doors will be incorporated to the ground floor west elevation to allow access to the rear garden.

4. LOCAL CONTEXT :

1 Lisher Road represents a typical house type in the local area.

As can be seen from the Location Plan attached, the wider estate reflects an urban street pattern of short rows of terraced houses interspersed with inset access gardens, courtyards and some parking areas and rear en-bloc garages.

Typically the ends of terrace properties have larger than average private gardens around 3 sides of the dwellings, and 1 Lisher Road is an example of such.

It is considered therefore that the proposed extension does not constitute overdevelopment of the plot.

In that regard the proposed extension for 1 Lisher Road is typical of other examples which have been built in the locality.

As the proposed extension building line is inset 800mm from the boundary in a stepped profile, this will therefore not be overbearing on the street elevation.

There is a deep pavement, planted strip and parking area to the south of the property, which provide visual openness to the elevation.

Being the end of terrace on the south side, the proposals will have no impact upon the other dwellings in the terrace, being numbers 3 to 9.

The properties to the south of the property across Lisher Road are some 28 metres distant from the south elevation, with 2m high brick boundary garden walls.

There will therefore be no visual impact upon nearby properties created by the proposed extension.

There is only a single window proposed to the shower room on the south elevation, which is at high level in the room and therefore will not compromise privacy to the family or the neighbours.

5. PRECEDENT FOR DEVELOPMENT :

It is considered the proposals reflect a typical model for the ends of terraces in the local neighbourhood.

There are many examples of similar extensions, and such examples shown below demonstrate there is common precedent for the proposals.

5.A. 61 Lisher Road. – approval ref. L/5/87/TP/1071

A 2 storey side extension, similarly south-facing with stepped boundary at back of footpath.



Photo 4. west elevation.



Photo 5. south elevation.



Photo 6. east elevation.

5.B 57 Lisher Road – approval ref. AWDM / 1325 / 12

2 storey side extension to east facing elevation.



Photo 7. east elevation.



Photo 8. north elevation.



Photo 9. south elevation.

5.C 48 Hayley Road.



Photo 10. west elevation.



Photo 11. north elevation.



Photo 12. west elevation.

SUMMARY:

It is considered the proposed 2 storey extension is typical of similar developments which have been permitted in the local area.

The extension is not overbearing and has no impact on adjacent or nearby properties.

The design is subservient to the host property and provides much needed additional family accommodation for the owner.

The development can be realised in short timescale and should be permitted without delay.