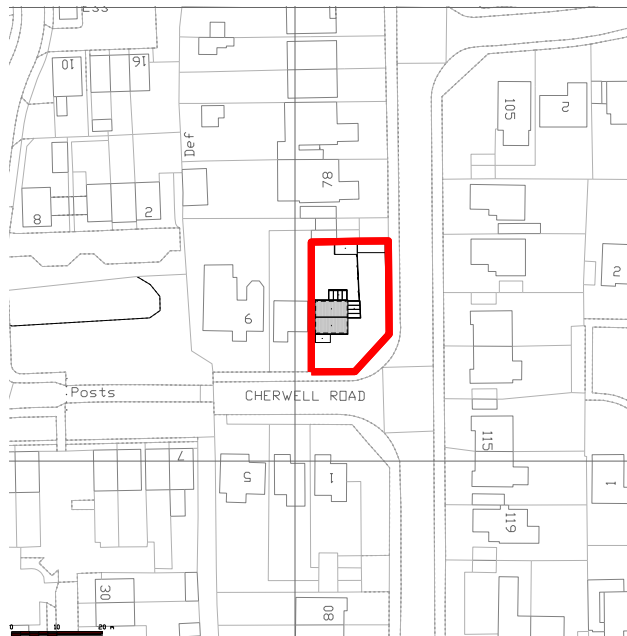


2 Cherwell Road

Design Report

Date: 14.04.2026





Site Plan



Aerial view

Introduction

This Design Report has been prepared in support of an application for Householder planning permission for replacement of an existing attached outbuilding with a side extension at 2 Cherwell Road, Durrington, BN13 3NB.

It is submitted together with the design drawings and associated application forms.

Site Context

The existing dwelling is a two-storey detached house occupying a relatively large plot on the north side of Cherwell Road and corner of Adur Avenue.

The surrounding area is residential in character, based around the loop of Adur Avenue. With a mix of chalet bungalows and two storey houses.

The site does not fall within a conservation area, nor does it contain a listed building.

Existing Building

The house is entered from Cherwell Road. The ground floor has been extended with a conservatory to the rear and a glazed lean-to extension to the east side. At first floor there are three bedrooms and a bathroom.

There is a small garage in the north-facing rear garden which is accessed from and fronts Adur Avenue. There is a narrow passage running along the west of the house.

The plot includes a strip of land which fronts Adur Avenue but is outside of the main garden wall. The rear garden and garage back onto the garden and garage belonging to No 4 Cherwell Road.



Aerial view from South



Aerial view from North



Aerial view from East



Aerial view from West

The Proposed Development

The proposed project is to replace the existing attached outbuilding with a side extension. The extension would accommodate a bedroom with small ensuite shower room and a utility space.

The proposed side extension would sit back by 0.5m from the main front facade of the house (0.61m from the projecting brick nib). The rear wall of the extension would align with the rear wall of the existing conservatory.

The width of the extension would be limited to the line of the existing garden wall, which in turn maps the building line along Adur Avenue. The east elevation of the extension would be set back over 6m from the back of the pavement along Adur Avenue.



Front façade - facing Cherwell Road



Side façade - facing Adur Ave



Rear façade



Side façade - facing Adur Ave



Rear garden - looking west towards the rear gardens of No.s 4 and 6

Scale/amount

The proposed extension would have a floor area of 21.5m² (GIA). The out-building it replaces measures 10m² (GIA).

The width of the extension at the south facade facing Cherwell Road would be 3.1m. The rear facade would be 2.72m. The extension would be 9.15m in length.

The ground level slopes from north to south. The eaves level at the northern end of the extension (where the ground level is higher) would be 2.65m. At the southern end it would be circa 3m. The flat roof would slope up towards the east elevation of the house.

Materials

The new walls to the extension would be faced in brick - with the brick and mortar to match closely to existing.

New windows and doors to the outbuilding would be PVCu with white frames.

The flat roof would be finished in bitumen felt, dark-grey. The fascia boards and rainwater goods would be black plastic.

Access

The access to the extension would be solely from the main house.

Conclusion

We have developed the design proposal following analysis of the site, existing buildings and built context with consideration to specific local and national planning policies.

The proposed extension would provide a ground floor bedroom and shower room for the applicant, who is in her 90s. It would replace a small attached outbuilding and section of garden wall, representing a very modest uplift in visible volume / mass.



Garage on Adur Avenue - No. 2 on the left



Rear of garage



Rear garden - looking north



Rear garden and the boundary wall facing Adur Ave