11 Kings Walk, Shoreham-By-Sea

Planning, Design and Access Statement



1.0 Introduction

This application is for an extension and alterations to a family home located on Kings Walk on Shoreham Beach.

The proposals include a ground floor rear extension, two storey infill extension to the north-east rear corner and loft conversion with the addition of timber cladding and replacement doors and windows.

2.0 Planning History

A retrospective application was submitted in September 2020 (Ref: AWDM/1525/20) 'to retain timber 1.4m high fence to the front boundary including vehicular and pedestrian gates'.

No other alterations or extensions have been made to the property.

3.0 Site and Surroundings

The dwelling is a three-bedroom detached property constructed in 1958. Like many of the Shoreham Beach properties, the dwelling is individual in its character differing in style and design from the surrounding properties. It is set well back from the main highway and faces towards the beach and junction with The Church of The Good Shepherd.

The house is characterised by white render and large windows to the front ground floor elevation, hanging tiles to the first floor front elevation and tile gable end roof. There is off road parking spaces for two cars with one vehicular access point from Kings Walk. The front door is currently on the eastern elevation facing towards the adjacent property No. 12 and the rear door is on the western elevation with access to the side alley rather than directly into the rear garden.

Internally the property currently benefits from a lounge/dining room to the front and kitchen and wc to the rear on the ground floor. Upstairs there are two bedrooms and family bathroom, with a third bedroom used as a small study. There have been no alterations or extensions made to this property since its construction and as such, is in need of modernising both internally and externally.

4.0 Proposal

It is proposed to extend the house through a ground floor extension across the rear of the property. A two-storey side and rear extension is proposed to the north-eastern rear corner of the property which will allow for additional first floor space and a loft conversion with dormer to the front and rear. It is proposed to replace the tile hanging with vertical timber cladding, tile roof with artificial slateon, and windows and doors with aluminium frames. The dormers will be cladded in an aluminium standing seam material. A small balcony with glass balustrade will sit back on the first floor above the front door.

The current occupants would like to modernise the property using similar materials and designs as seen across the Shoreham Beach and Kings Walk area in order to bring the house up to date and accommodate their growing family. The proposals will have the added benefit of improving the energy efficiency of the house through the use of new windows and external doors and adding insulation behind the exterior cladding.

5.0 Scale and Layout

When viewing the property from the front, a modest two storey extension will extend 1.8 metres in width from the eastern elevation and sit 1.6 metres back from the existing front elevation. The ridgeline will be subservient to the original property with gable end in keeping with the original roof style but cladded with aluminium standing seam to match the dormers. A minimum gap of 1 metre will be retained between the side elevation and boundary fence with the adjacent property to the east. The house will not be extended towards the western boundary and as such the existing gap between the dwellings will be retained.

The extension will create a new front door and hallway that faces forwards towards Kings Walk instead of on the side of the property. To the rear the two-storey extension will

project 2.4 metres in depth and 5.3 metres in width. The remaining rear extension will be limited to ground floor level. A good size family garden will remain to the rear.

Internally the side extension will allow for the repositioning of the hallway on the ground floor creating a larger kitchen dining area to the rear of the property with doors leading directly into the garden (instead of on the western elevation of the property). To the first floor the two-storey rear extension will allow for a third bedroom and a space for stairs to the loft conversion which will include the master bedroom, with bathroom and dressing area.

The Gross Internal Floor Area will be increased from 118 to 207.

The Gross External Area measurements are an increase from 137 to 246.

6.0 Access and Parking

The access from Kings Walk will remain unchanged and off-road parking for 2 cars will remain as demonstrated on the block plan.

7.0 Policy

It is considered that the local relevant policies and guidance include:

- Adur Local Plan 2017 Policy 15 - Quality of the Built Environment and Public Realm
- 'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''

The principle of upgrading residential properties is supported in principle by these policies subject to the impact on the amenities of neighbouring properties and the effect on the character and appearance of the dwelling and its surroundings.

The proposals seek to upgrade the dwelling to give it a more contemporary appearance using similar materials and designs as seen across the Shoreham Beach and Kings Walk area. The owners are seeking to enhance the local environment and create a positive contribution to the character of the street scene in accordance with the aims of Policy 15. The contemporary appearance of the timber cladding is not dissimilar to that used in the wider street scene and examples of this can be seen at no. 29 kings walk as well as other areas including on Weald Dyke and further across Shoreham Beach. Front facing balconies are a common feature on this road and as such would not look out of place. The positioning of the balcony to the front would not result in any overlooking or loss of privacy for the neighbours.

Whilst the design guidance suggests that a flat roof is often not suitable at second storey level, the careful positioning of the extension to the north-east corner and behind the proposed side extension ensures that it is not widely visible in the street scene. When

viewed from the street the rear extension will be completely obscured by the gable end roof to the front. Notwithstanding this, it is not uncommon in the Shoreham Beach area to see flat roofs at second storey level and examples of these can be seen at no. 10,12 and 14 Kings Walk as well as many others on the road. Large flat dormers are also a prevalent feature in the area. This design has the benefit of reducing the bulk of the extension to the rear of the property, in turn reducing the impact on the neighbours. The orientation and location of the two-storey extension has been carefully designed to respect the neighbours and as such does not result in any unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space. In addition, the new side extension has no proposed first floor side windows. The design removes the existing side windows and thus improves privacy between the properties.

Whilst the extension would increase the bulk of the building, the design has been carefully thought out to appear as set back and subservient to the original dwelling with ample amenity space and the side accesses surrounding the property retained. The addition has been designed to ensure it does not detract from the appearance of the dwelling in its plot or appear overbearing or cramped in its setting. A gap of 1 metre between the side extension and the boundary accords with the recommendations of the design guidance manual. The parking arrangements will remain unaffected.

8.0 Conclusion

This application is for an extension and alterations to a family home on Kings Walk located on Shoreham Beach.

The proposals include a ground floor rear extension, two storey infill extension to the north-east rear corner and loft conversion with the addition of timber cladding and replacement doors and windows. These have been designed and considered carefully against local and national policy with inspiration drawn from the local street scene and surrounding properties.

There have been no alterations or extensions made to this property since its construction and therefore it is in need of modernising both internally and externally. The occupants would like to modernise the property using similar materials and designs as seen across the Shoreham Beach and Kings Walk area in order to bring the house up to date and accommodate their growing family. The aim is to improve the functionality and energy efficiency of the house internally and to improve the appearance of the house externally which will in turn benefit the street scene and surrounding area.