

Design Statement

115A Connaught Avenue, Shoreham-By-Sea, BN43 5WP





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1 Introduction

1.1 Introduction

SB Architectural Design has been commissioned by the applicants to prepare a *householder planning application* to Adur District Council. The proposed scheme seeks the renovation and extension of an existing bungalow into a two-storey family home at 115A Connaught Avenue, Shoreham-By-Sea, BN43 5WP. The proposal aims to enhance the functionality of the property while ensuring it remains in keeping with the mixed-character streetscape.

The owners seek to modernise and expand their home to meet contemporary living standards, including additional bedrooms and a study room, with an improved internal layout that provides a more family-friendly environment. The design has been carefully considered to maintain harmony with surrounding properties while ensuring a sustainable and energy-efficient upgrade.

1.2 Application Documents

This Design & Access Statement forms part of a planning application submission to Adur District Council. The following documents should be read in conjunction with this statement:

- Application forms and certificates
 - Existing and Proposed Floor Plans - Drawings no. 2000 & 2002
 - Existing and Proposed Elevations - Drawings no. 2001 & 2003
 - Proposed Street Elevations - Drawing no. 2006
 - Flood Risk Assessment
 - Daylight and Sunlight Assessment
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1.3 Planning policy

This Statement sets out relevant planning policy, planning history, and assesses the scheme in accordance with the requirements of the Development Plan and other material considerations, including the National Planning Policy Framework. It has been prepared having regard to the Town & Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and guidance contained within the Planning Policy Guidance (PPG)

The proposal is assessed against the following key policies:

Adur Local Plan Policy 15: Quality of the Built Environment

This policy requires development to be of high architectural quality and to respect and enhance the character of the site and prevailing area. The revised design responds directly to this policy through its half-hipped roof form, reduced massing, and careful material selection that respects the mixed character of Connaught Avenue.

Development Management Standard No.2: Extensions and Alterations to Dwellings

The proposal has been designed in accordance with this guidance, ensuring appropriate scale, massing, and relationship to neighbouring properties.

NPPF Chapter 12: Achieving well-designed places

Paragraphs 131 to 141, which emphasise the importance of good design and creating places that are visually attractive, sympathetic to local character, and that establish a strong sense of place.

NPPF Chapter 14: Meeting the challenge of climate change, flooding and coastal change

The development helps to increase use of renewable energy, addresses flood risk appropriately through the submitted Flood Risk Assessment and incorporates sustainable drainage.

It is noted that the property is not located in a conservation area and no heritage assets are affected by the proposal.

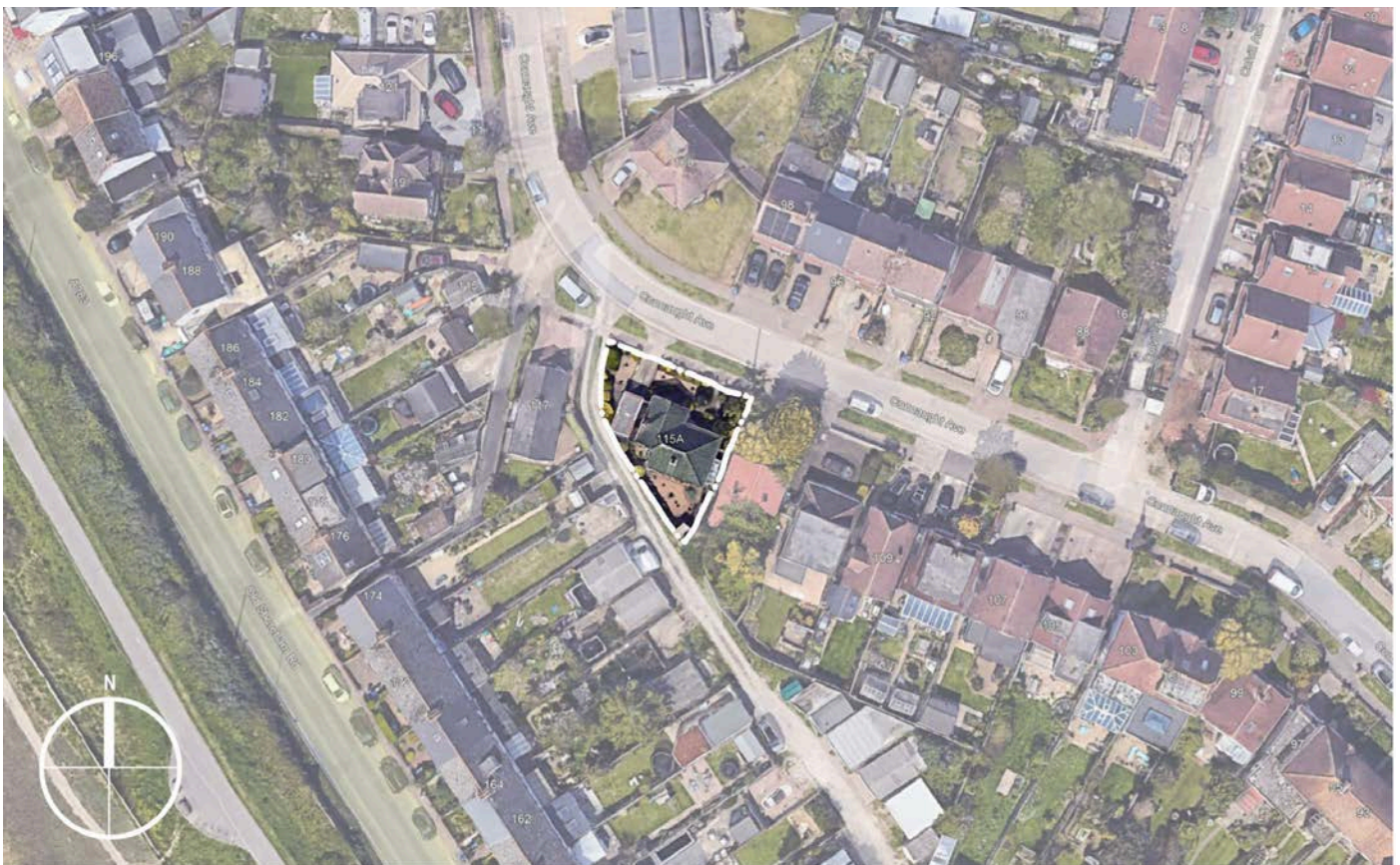


Figure 01. The site and its boundary (white)

1.4 Response to Pre-Application Advice (PREAPP/0039/25)

Pre-application advice was sought from Adur District Council in April 2025. The officer raised concerns regarding scale, roof form and two-storey extent along the west boundary, and confirmed the requirement of a Flood Risk Assessment. The scheme has been revised to concerns, with design response summarised below:

Officer Concern	Design Response	Where Evidenced
Gabled roof adds bulk / dominant appearance	Gable replaced with a half-hipped roof and reduced pitch to soften the roofscape and reduce perceived mass	Proposed elevations (Drg. 2003); Street elevations (Drg. 2006)
Two-storey form toward west appears stretched	West-side two-storey element retained for functional needs but reads subordinate through reduced ridge/pitch and roof form hierarchy	2003 + 2006
Unnecessary west bathroom window	Removed; remaining west-facing window obscure glazed	2003
Potential amenity impacts to Nos. 115 and 117	Independent Daylight & Sunlight Assessment submitted to evidence impacts	Daylight & Sunlight Assessment
Flood Zone 2 / surface water risk	Flood Risk Assessment submitted; SuDS principles incorporated	Flood Risk Assessment

These amendments represent a clear evolution from the pre-application design and are intended to ensure the development integrates appropriately into the streetscene, protects neighbouring amenity, and addresses flood risk requirements.



Figure 02. West Elevation: Pre-app scheme (left), revised scheme (right)

2 Site Context

2.1 Location and Surroundings

The property is located on Connaught Avenue, to the west of Shoreham-By-Sea town centre. The road runs between Upper Shoreham Road at its north end, and Swiss Gardens to its southern end. The site sits within an established residential area featuring a mix of single-storey bungalows, chalet bungalows, semi-detached and detached houses, many of which have undergone extensions or loft conversions. The immediate streetscape exhibits varied heights and architectural styles, with a combination of render, brick, and weatherboarding on facades.

Several bungalows in the area have been extended into chalet bungalows, while some two-storey houses have incorporated loft conversions, creating a precedent for upward extensions.

The proposed alterations will ensure the property remains proportionate to surrounding buildings, aligning with the scale of other extended properties and nearby two-storey homes.

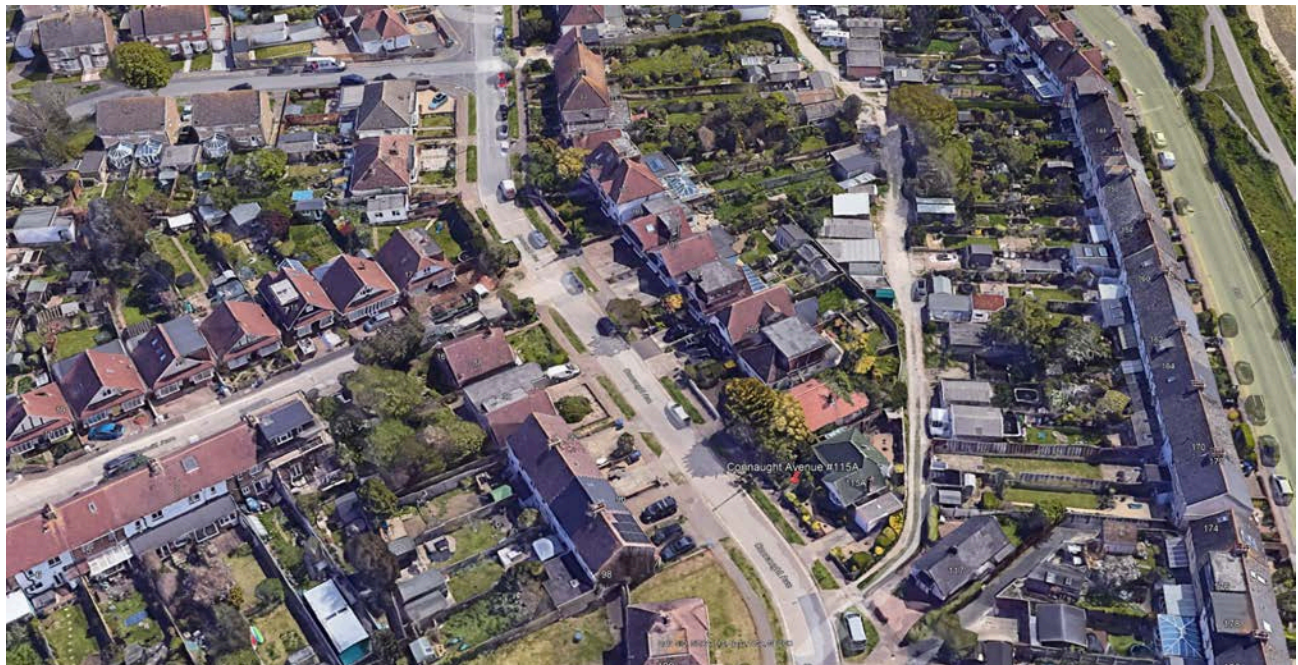


Figure 03. Site within street context (facing east)



Figure 04. Photo of the existing site & structure (facing south)

2.2 Existing Condition

- The existing bungalow has a predominantly rendered exterior on a brick plinth, with a gabled facade featuring white plastic weatherboarding and a green pantile tiled roof.
- The structure is in good condition externally, but the interior requires modernisation.
- There are no significant trees or landscaping elements that would be affected.
- The property currently has one off-street parking space, with the proposal seeking to add a second space via additional hardscaping at the front.

2.3 Constraints and Opportunities

- The site is not in a conservation area and is not listed, meaning fewer heritage constraints.
 - The property lies within Flood Risk Zone 2, and as the proposal is classed as a "minor extension," a Flood Risk Assessment will be provided as part of the planning submission.
 - The removal of the side conservatory will ensure uninterrupted access around the property. An existing easement also allows access to the site via the rear.
 - The proposal presents an opportunity to create a more sustainable, modern, family-sized home that aligns with contemporary housing standards while retaining the character of the area.
-

2.4 Planning History

A review of the available planning records suggests that there have been no relevant applications in recent years.

2.5 Flood Risk

- According to the Environment Agency Flood Map, the property falls within Flood Risk Zone 2, and as the proposal is classed as a "minor extension," a Flood Risk Assessment will be provided as part of the planning submission.
- The proposed development will seek to maintain existing drainage conditions, and any new hardscaping will be designed with appropriate drainage solutions (e.g., using permeable pavers or surface drains).
- Environment agency consultation to be carried out if/as deemed suitable.

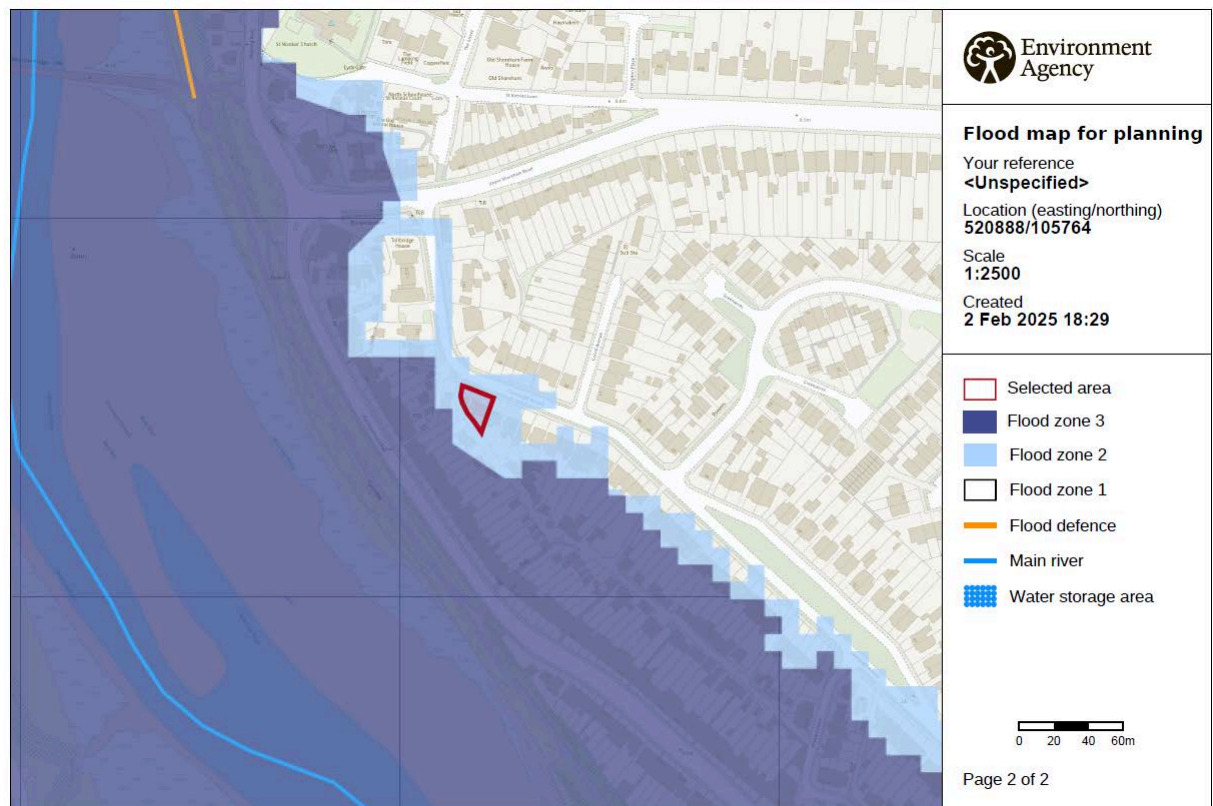


Figure 05. Flood risk map of the site [gov.uk]

2.6 Street View Analysis

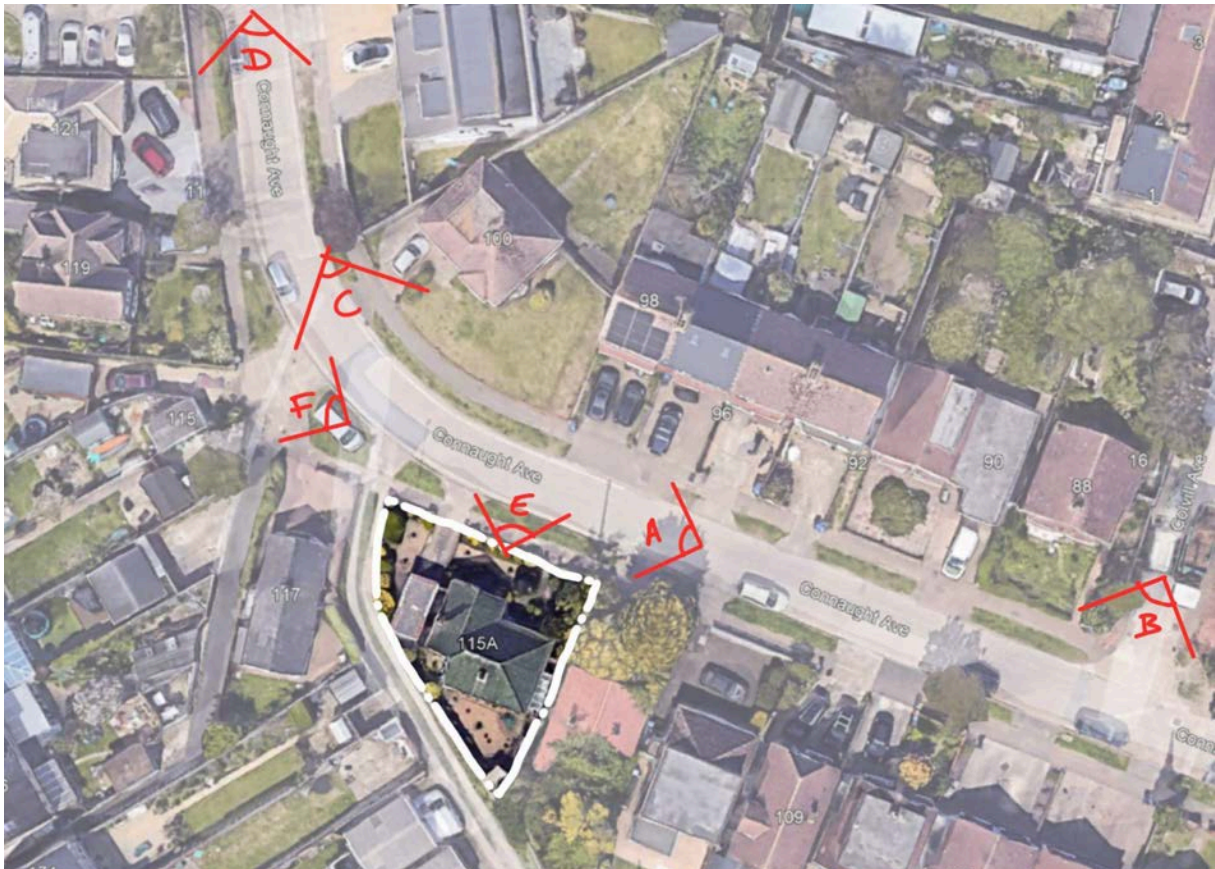


Figure 06. Analysis map of site visibility

As an integral part of the initial design process, an analysis was conducted to determine the site's visibility and approachability from multiple perspectives. This provided insight in order to inform and help shape and refine the design so that the proposals align harmoniously within the immediate surroundings and broader context, optimising the experience for both inhabitants, neighbours and passers by.

The study charts a path along Connaught Avenue, to document key viewpoints:

- A) This view shows the site on the left, surrounded by a mix of terraced 2-storey homes and detached properties. The proposed extension, with a ridge height matching nearby two-storey homes, will blend seamlessly into the streetscape. Tall vegetation also screens the boundary with the adjacent property (left).



Figure 07. Photo A

- B) This perspective shows chalet bungalows and semi-detached houses with loft conversions. The mix of building heights, including elevated rooflines, demonstrates that such extensions are common. The proposed development will continue this evolution without altering the neighborhood's character.



Figure 08. Photo B

- C) This view shows the site with tall vegetation separating it from the neighboring property and the access road. The mature trees and shrubbery provide a natural buffer, reducing visibility and preserving privacy, softening the visual impact from the east.



Figure 09. Photo C

- D) This view shows a mix of neighboring bungalows and 2-storey detached homes along Connaught Avenue. The extension will blend with surrounding properties, with the height change fitting the broader context and not dominating the streetscape. Vegetation will also screen the development to some extent from the north.



Figure 10. Photo D

- E) This view shows the 2-storey detached property directly across the road as well as that of terraced houses. The proposed extension will complement this existing height and will not appear out of place.



Figure 11. Photo E

- F) The view from the west reveals another existing 2-storey detached property, exhibiting a range of ridge and soffit heights with sloping roofing. The proposed development is similar in scale here.



Figure 12. Photo F

3.0 Use

3.1 The existing & proposed use of the property is: C3 - Dwellinghouse.

3.2 Amount

The renovated property will remain a private family home with an upgraded layout accommodating:

- A ground floor of 71.9m² containing guest bedroom/study, open plan kitchen dining and lounge.
- A first floor of 68.6m² that consists of a master bedroom with ensuite, two double bedrooms, bathroom and ensuite as well as study room.

Overall, the scheme offers 140.5m² GIA of residential space, up from the previous 51m² - an increase of 89.5m² - to provide extra bedrooms and additional living areas accommodating the aforementioned habitable rooms

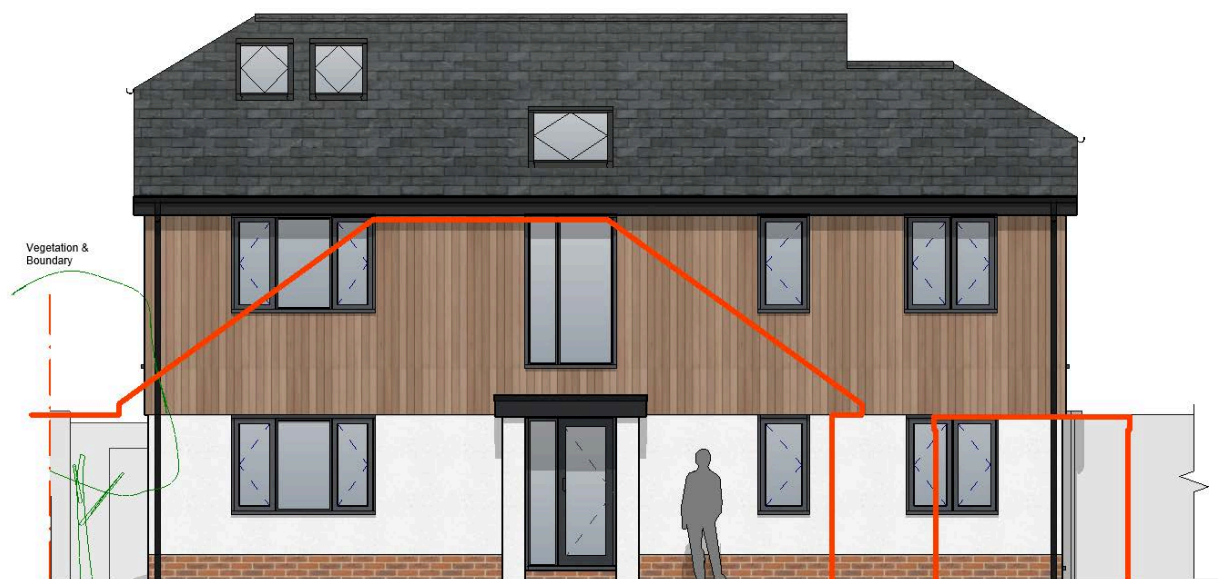


Figure 13. Illustration highlights front elevation ridge height against the existing (outline red)



4.0 Proposals

4.1 Scale & Massing

Following pre-application advice (PREAPP/0039/25), the design has been revised to address concerns relating to bulk, massing and visual impact.

The original gabled roof has been replaced with a half-hipped roof. This more traditional roof form is sympathetic to the prevailing character of surrounding bungalows and neighbouring properties, reducing perceived bulk when viewed from the street and from adjacent plots. The hipped form also creates a softer roof profile that integrates with the varied roofscapes along Connaught Avenue.

The roof pitch has been reduced from the original proposal, lowering the overall height. The revised main ridge height of 7.60m ensures the dwelling remains proportionate within the street scene and does not appear overbearing when seen alongside nearby two-storey properties.

The two-storey element over the former garage area has been retained; however, it has been designed to read as clearly subordinate to the main dwelling. This is achieved through a stepped roof hierarchy, with the west element ridge height reduced to 7.10m and lowered west eaves at 5.80m, helping to avoid an overly continuous two-storey form and addressing the previously identified “stretched appearance”. The half-hipped roof form reinforces this hierarchy and softens the massing at the west side. The proposed street elevations demonstrate the proportionality of the revised form within its context.

Neighbouring amenity has been carefully considered. The west elevation has been amended with the bathroom window removed entirely, and the remaining west-facing window will be obscure glazed and positioned to limit any perception of overlooking. A submitted Daylight and Sunlight Assessment confirms that the proposed massing would not adversely impact No. 117 across the reported metrics. In respect of No.



115, the assessment identifies reductions in Vertical Sky Component (VSC) to certain north-facing flank windows, but confirms that these windows do not fail Annual Probable Sunlight Hours (APSH) due to their north-facing orientation. The assessment concludes that, taking into account the revised massing strategy (including the half-hipped roof and reduced west element), the proposal would not result in an unacceptable impact on neighbouring amenity in planning terms.

The proposal does not rely on existing vegetation for amenity mitigation; privacy and outlook are addressed primarily through massing, orientation and window design.

4.2 Appearance & Materials

The design retains key aspects of the existing character while introducing modern updates for a cohesive and contemporary aesthetic:

- Ground floor: Rendered walls sit on a brick plinth, maintaining the visual connection with the existing structure.
- First floor: A combination of white render and vertical timber cladding provides a striking, contemporary contrast, while maintaining continuity with the existing materials.
- Roofing: Dark grey slate-style tiles, with potential use of concrete or fibre cement alternatives for cost efficiency, maintain the traditional roof aesthetic while introducing a modern edge.
- Fascias & rainwater goods: Proposed in dark grey to complement the overall design and materials, ensuring a sleek and contemporary finish.





Figure 14. Illustration showing south elevation

Throughout the design process, a unified material palette has been adopted, ensuring consistency in the aesthetic across the entire property. All windows are designed with a consistent style and material finish, contributing to a harmonious visual experience. The design is carefully coordinated, with the porch detailing following the same aesthetic language as the main building, ensuring it enhances rather than detracts from the property's overall appearance.

4.3 Internal Layout & Functionality

Internally, the layout has been designed to maximise the usable space. The ground floor includes a spacious living area, kitchen-dining space, and utility room, with the extension offering an open-plan arrangement for improved flow. The first floor houses three generously sized bedrooms, with the increased ceiling height addressing the previous limitations of the existing structure. The design ensures that the internal spaces are fully functional and in alignment with modern living standards, meeting the Nationally Described Space Standards. The alterations cater to the present and future needs of the occupants, providing a high-quality living environment.



Figure 15. Illustration showing west elevation



5.0 Landscape

The surrounding surfacing to the proposed dwelling will be renewed, and will therefore improve the quality of the plot. The appearance of the landscaping visible from the streetscape should not introduce much change from that of the existing.

The external landscaping will remain as easily maintainable and easily accessible for all users and be free draining. The amount of proposed parking spaces will increase to provide additional bays. Vehicular access has been reviewed and an additional crossover to serve the property has since been approved. The proposed frontage arrangements will utilise the approved access arrangement to support two off-street parking spaces, designed with appropriate drainage (e.g. permeable paving) to avoid increasing surface water runoff.

Soft landscaping will include shrubs and other native species to encourage biodiversity and wildlife.

6 Sustainability

6.1 The proposed development will be designed and specified to meet or better current Building Regulations. Works are to be constructed of materials sourced locally, with waste to be recycled or disposed of responsibly.

Further sustainable strategies are proposed:

- The design will also incorporate multiple photovoltaic (PV) solar panels on the south-facing roof.
 - A heat pump is under consideration to improve heating efficiency.
 - A biofuel fireplace will be installed in the lounge/dining area.
 - The extension will meet modern insulation and glazing standards, reducing energy consumption.
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6.2 Flood resilience

Given the site's location in Flood Zone 2, the development will incorporate flood-resilient design measures, such as flood resistant materials below predicted flood level and electrical sockets a min. 300mm above flood level, details in the accompanying Flood Risk Assessment.

6.3 Surface water management

Surface water drainage will be managed through a Sustainable Drainage System (SUDS), such as permeable paving and pro-infiltration landscaping, to prevent increased flood risk elsewhere and manage surface water sustainably.

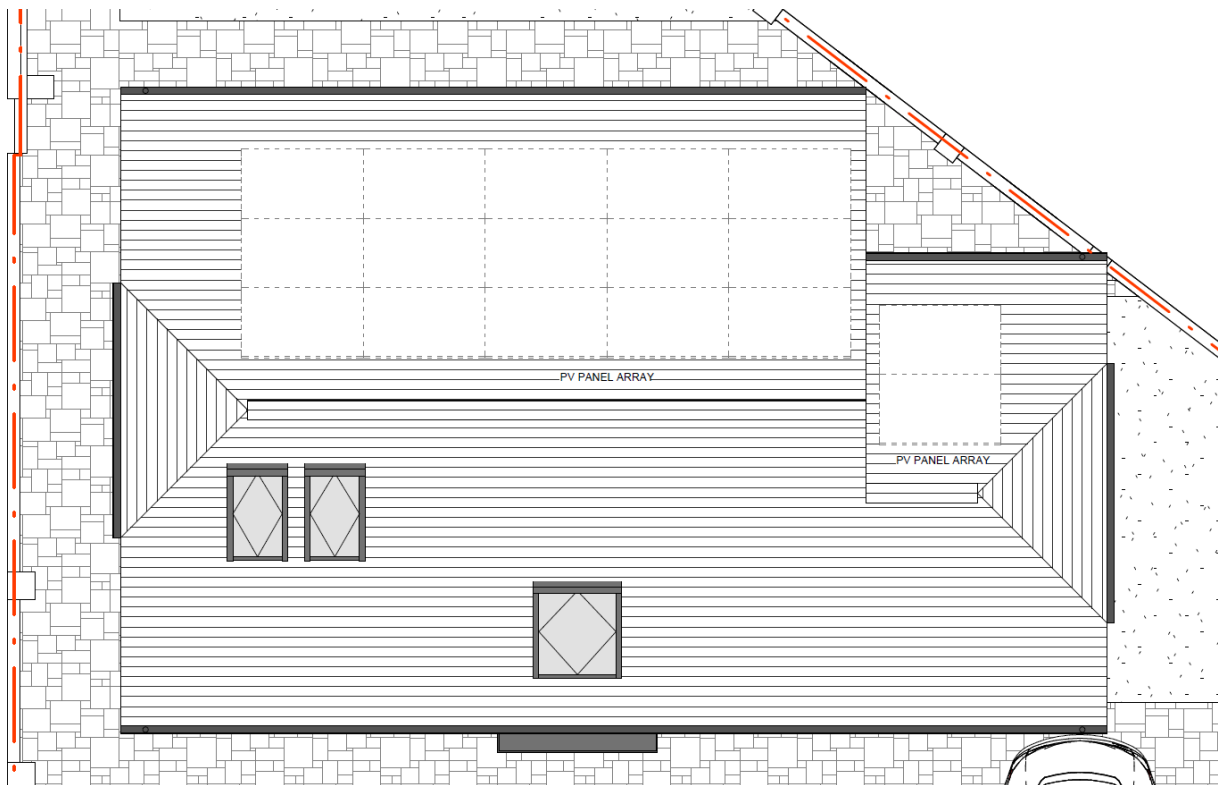




Figure 16. Notional Layout of PV Panel array

7 Access

7.1 Inclusive Access

- The layout does not provide full step-free access, however this could be modified at a later date with ramp access. Door widths (internally & externally) will be sufficiently wide for access purposes, and with surfaces to be non-slip.
- A guest bedroom/study room and WC on the ground floor are included in the design. Convenient internal circulation routes have been designed to be wide and unobstructed, ensuring ease of movement for all users.
- Though not essential for householder applications, the adaptability for future needs has been considered.

7.2 Vehicle & Pedestrian Access

- The dwelling will be served by two off-street parking spaces. The access strategy incorporates the approved additional crossover, and any new hardstanding will be designed with permeable or positively-drained surfacing to manage surface water appropriately.
- No dedicated cycle storage is planned, but there is ample space if required.

7.3 Emergency & Service Access

- Fire safety measures:
 - First-floor internal doors will be fire-rated for safe egress.
 - The staircase leads directly to the front door, ensuring a clear exit route.
 - The kitchen has direct external access, providing another escape point.
 - Waste & recycling bins will be stored in the side garden area.
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8 Summary

This proposal enhances the property's functionality and aesthetic appeal while remaining in keeping with the varied character of the local area. The design is sympathetic to surrounding properties, avoiding overdevelopment and ensuring a proportionate and high-quality addition to the neighbourhood.

The project contributes positively by delivering a modern, family-friendly home that meets current housing needs while incorporating sustainable features such as solar panels and eco-friendly materials to enhance energy efficiency. Additionally, it respects the local context through a carefully considered scale and material palette, ensuring harmony with its surroundings.

We respectfully seek planning approval for this well-balanced, sustainable, and contextually appropriate extension.



Figure 17. Rear Isometric 3D