ADUR & WORTHING
PLANNING SERVICES
PLAN: AWDM/0754/13
DATE VALID: 26 JUN 2013

Design and Access Statement

An application for a non-material amendment following a grant of planning permission for an enlargement of the building foot print at the rear at ground floor only and to the front elevation so that the material between the upper windows is glazed blue brickwork.

APPROVED APPLICATION AWDM/0167/13

June 2013

Introduction:

Planning Permission was granted on the 03/04/2013 for the Demolition of the existing Chalet Style Bungalow and Construction of 2 No. Semi-detached, 2 storey, 3 bedroom dwellings at 111 Old Fort Road, Shoreham by Sea, West Sussex, BN43 5HB.

In the determination of the application the officer's recommendation for approval and report correctly identified that the garden space measured 64m.sq which is below the 85m.sq set out in the Local Authority Space Standards.

In the determination of the above approved application the shortfall in garden space was not considered sufficient grounds to refuse the application and Planning Permission was granted.

The garden area is measured by a straightforward dimension width x depth. The gaps between houses, which we propose to include within the building foot print, are not included in the calculation.

This would afford an opportunity to increase the internal space of each property by extending over the gap between the rear wing and the boundary to increase the internal space of the houses whilst still maintaining a 1m wide gap between the building and the boundary.

The gardens would remain 64m.sq in area.

Amount of development:

The building footprint as approved is 111m.sq.

Each 'fill in' extension increases the footprint by 3.8m (7.6m.sq in total)

There is therefore a 6.8% increase in the building footprint.

Each house is 95m.sq in gross internal area (ground and first floor) as approved.

Each house would increase to 98.78m.sq

There would therefore be a 4% increase in the gross internal area of each house.

Layout & Scale:

The overall layout and scale is the same as the approved design. The increase in footprint is at ground floor only and there is no change to the residential amenity (garden) of the building which remains 64m.sq.

Appearance and Materials:

The overall appearance of the building will not change. The front elevation will be modestly improved by replacing the rendered masonry between the windows at first floor with glazed blue brickwork.

Use:

The residential use of the building would remain as approved.

Access:

The access arrangements to the houses would remain as approved

Appraisal of context:

The modest increase in building footprint does not use up garden space which remains as approved. There are no new windows to the ground floor and therefore neighbour amenity will not be affected.

The appearance to the front elevation will modestly change for the better.

We therefore hope that this application can be approved under delegated powers.

Design and Access Statement written by

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