Application for householder planning approval
To construction a new single storey extensions to the rear of the Property.

Applicant: Mrs Rosemary Cox

Design and Access Statement

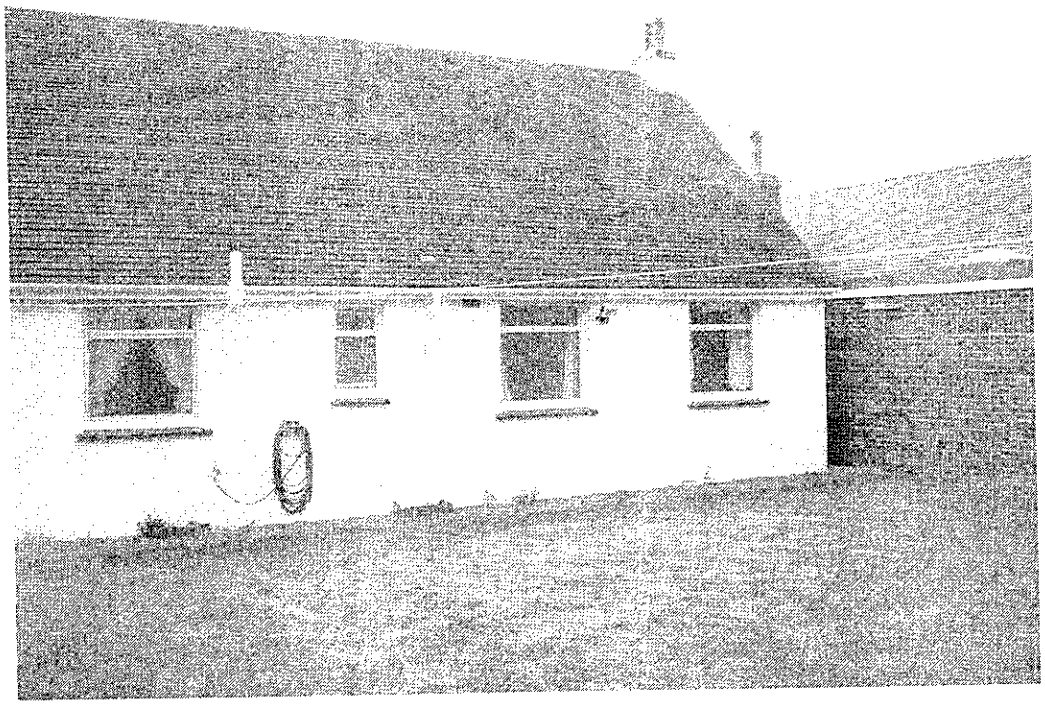
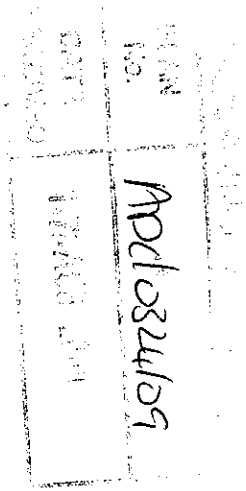


Fig No.1 – Image of Existing Building to Be Altered

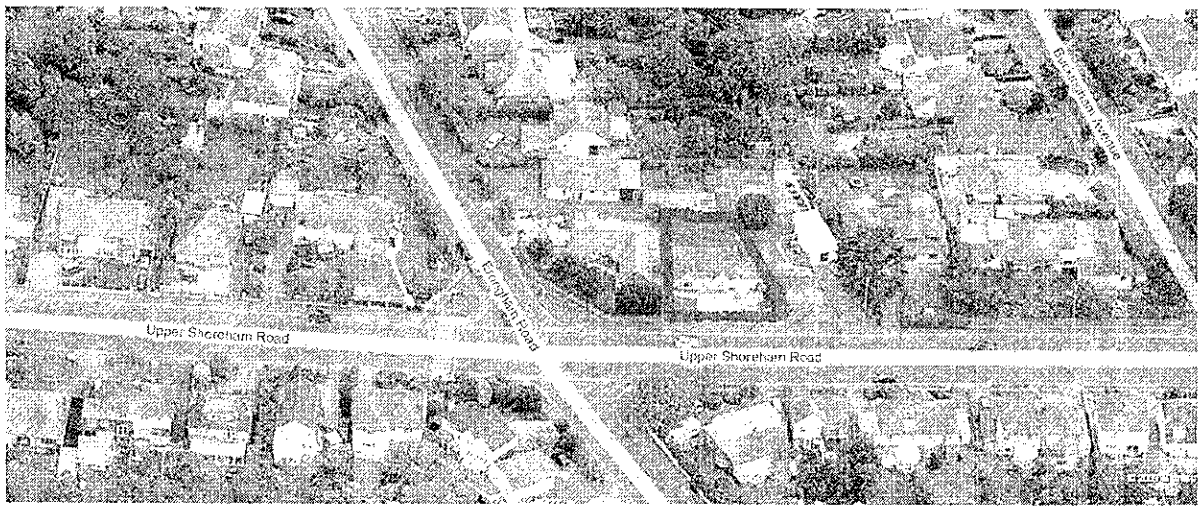


Introduction Background

The site is on Upper Shoreham Road in Shoreham.
The subject site totals 450 metres square in area and is almost rectangular in shape.
The site is currently used for residential and is in a residential area.

Site Analysis

The buildings surrounding the site offer an eclectic mixture of traditional style buildings. There is a dominance of bungalows and chalet bungalows ranging in scale and density.
Vehicular access to the site is gained off Upper Shoreham Road. The site has direct access to a bus stops are within a very short walking distance.
The Site is near the shopping areas and train station in Shoreham.
There is a prominent use of brickwork and render in the area with a street rhythm of boundary walls & planting and each house/ plot being separately identifiable.
The dwelling is detached with a garden to rear



Design Principles

The client wishes to create a rear single storey extension to improve and modernise the living accommodation.

The Design Solution

Amount

The existing house and garage external footprint is 106m.sq.
The area of the extension is 34m.sq.
Having reviewed the sites context and the potential of the site we decided on a domestic scaled development of an extension as illustrated in the submitted drawings.

Layout

The proposed layout and siting has been chosen to enjoy the views to the rear garden.

Scale

The scale is adopted from the existing building.
The proposed scale of the extension sits comfortably in the residential surroundings.

Landscaping

All existing soft landscaping and boundary treatments are being retained and are unaffected by the works.

Appearance

The proposed materials are:

- Brick / Render walls to match existing
- White UPVC windows and doors.
- Timber decking to small area to rear.
- Clay tiles to pitched roof.

Use

The scheme will not increase the occupancy of the site and will merely involve improving the existing accommodation.

Access

Access is all as existing. We will endeavour to maintain level thresholds and wide doors to facilitate the use of the property by disabled persons. The scheme has been designed to Part M of the current building regulations.

Sustainability.

The highly insulated extension and new boiler will result in the carbon footprint of the plot being reduced through the works.

Conclusion

The proposals have been designed to fit in with the existing property and not affect the scene or any adjoining owners,