Design and Access Statement ***November 2024***



Front elevation

Introduction:

This householder's planning application began as 2 separate projects to be carried out separately because one part of the project is within the limitations of Permitted Development and the other is a retrospective planning application for a garden building that has existed for approximately10 years.

The project that is Permitted development is a roof extension and conversion which will include a dormer rear facing window. Internal alterations are included in the planning application, but these do not need planning permission, and some external alterations are necessary to the side and rear of the bungalow.

The retrospective application is for a garden building at the east end (rear) of the garden. The building was built by a tenant who has now vacated the bungalow. The current owner would like to make this building lawful by having planning permission retrospectively given.

The proposed works to the garden building would include the remodelling of it so that it is a habitable, usable space so that it could be a 'work from home' office, a gym or games room.

The application site is a semi-detached bungalow with a generous garden. It is the applicants/ owner's intention to renovate the bungalow and the garden building and move into it in a downsizing exercise so that the applicants can retire.

The 2 projects have been grouped together so that only 1 planning application is necessary

Local Area and Character:

Shoreham beach is a mixture of architectural styles. This particular area of Mardyke is mainly modest semi-detached bungalows, detached bungalows, some with roof conversions. These buildings were built in the 1960's and 70's. Some have been substantially remodelled. The area is not a Conservation Area, nor is the application site listed for its historic interest.

The application site is close to the shops, beach green and the beach itself.

Amount of Development:

As Existing (Bungalow):

Ground floor area	117.4m.sq (including garage and potting shed)
First floor	Zero
Total GIA	117.4m.sq

As Proposed (Bungalow):

Ground floor area	113.13m.sq
First floor	38.2m.sq
Total GIA	151.33m.sq

There is a 33.93m.sq increase in floor area.

As Existing (Garden building)

Ground floor area	36.7m.sq

As Proposed (Garden building)

Ground floor area	29.2m.sq

There is a 7.5m.sq reduction in the size of the garden building. This is because of the removal of the woodshed.

The site area is 645m.sq.



Rear Elevations

Layout:

The layout of the ground floor, as proposed, would be laid out specifically for the needs of the owner who intends to move into the chalet bungalow once the works are completed. The potting shed is removed enabling the ground floor bedroom window to face the garden.

The biggest change to the layout is the removal of the ceiling at the front of the bungalow to enable a double height galleried space.

The 1st floor is one single bedroom with an en-suite bathroom. The bedroom would almost entirely be within a dormer window and a dormer window of this size, facing to the rear of the building, should be considered as Permitted Development.

Some alterations to the garden room will change its shape. We had hoped to keep the roof, but the pitch is too shallow for rooftiles, so we have decided to remove the current pitched roof and replace it with a flat roof. The overall height of the building will reduce but the eaves are slightly higher.

Refuse/ Recycling Collection:

There is no change to the refuse and recycling arrangements. Bins are stored at the front of the house and brought to the roadside on collection day.

Scale:

The scale of the house will not change when considering the scale from the public realm.

The roof extension and conversion are within the limitations of permitted development and therefore does not have to be considered in terms of scale.

The garden building will only change modestly, and its overall height will be reduced.

Landscaping:

There are no landscaping proposals within this planning application.



The garden building

Appearance:

We have taken considerable care of the design of the dormer window. It is designed to be complimentary to the existing house and simple to build.

Materials:

Roof: the dormer window roof will be zinc as well as the sides of the dormer window.

The garden building roof will be GRP

The face of the dormer window and the new external material of the garden building will be composite weather boarding.

Existing brickwork will be repointed where necessary and painted white.

Use:

There is no change to the use of the house which is residential in use.

Access:

The access to the house will not change and we intend to comply with the requirements under the building regulations for Access for Disabled people via the rear of the building.

Flood Risk:

The site is within flood zone 2 and 3. In these circumstances and for householders planning application, 2 options for the extended area of a house are acceptable. These are:

i. That the floor remains the same level as the existing floor level, or
ii. That any new floor is 300mm above the flood level.

For this application there is no extension to the ground floor. The new floor area only exists at 1st floor.

Energy Efficiency:

External walls will be insulated as well as the roof structure. The garden building will also be thoroughly insulated.

Summary:

This planning application is a normal example of home improvements. Some of the improvements are within the limitations of permitted development.

Considerable care has been taken to make sure that the proposed works represent an overall visual improvement to the building and the same care will be taken in its construction.

We hope that the Local Authority would agree that normal home improvements of this nature are supported in policy and this application can be approved.

Design and Access Statement written by

James Breckell BA (Hons) Dip Arch RIBA ARB

Winner of the Shoreham Society Award for Architecture 2015
Distinction in Design Award (Adur District Council) 2016
Sussex Heritage Award for Housing
LABC Award for Housing
Shortlisted for LABC Award 2016