



DA Design.

Design and Access Statement

incorporating

Planning Statement

"First floor extensions above existing ground floor side and rear extensions; new unified roof form; garage conversion; and new front porch."

at

66 Buckingham Road, Shoreham-by-Sea, West Sussex, BN43 5UD

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1. INTRODUCTION

This Design and Access Statement and Planning Statement has been prepared by DA Design in support of a householder application for planning permission submitted on behalf of Mr and Mrs Bradbury at 66 Buckingham Road, Shoreham-by-Sea, West Sussex, BN43 5UD.

The application proposals comprise a first-floor rear extension above the existing ground floor extension; a first-floor side extension above the garage/utility room; a replacement roof form incorporating accommodation within; conversion of the garage; and a new front porch. The proposals are conceived as a coherent and considered whole-dwelling remodel, rather than a series of piecemeal additions to it.

Mr and Mrs Bradbury have a clear and considered purpose in bringing forward these proposals. This is their family home, and they intend it to remain so for the long term. The investment represented by this scheme reflects a genuine commitment to the property and to the neighbourhood, with the ambition of creating a home capable of accommodating and supporting a growing family for many years to come.

Following initial submission and engagement with Adur District Council, the proposals have been revised to address comments raised by the case officer. The revised scheme removes the previously proposed first floor side extension to the south and refines the roof form, dormer and eaves detail in response to the officer's feedback. The proposals are conceived not as a conventional extension but as a whole-dwelling remodel, and are considered on that basis. It is acknowledged that planning policy and development management standards generally require extensions to be subservient to the host building. However, that principle is directed at additions applied to an existing building, not at the comprehensive remodelling of a dwelling into a resolved architectural whole. Where a scheme of this nature is well designed, contextually grounded and capable of enhancing the character of the existing building, a subservient approach is neither appropriate nor necessary. The revised scheme meets that test, and the resulting building would not be out of keeping with the scale and character of dwellings within the immediate area. It is considered capable of approval on its merits.

The application drawings form part of this submission and should be read alongside this Statement.

2. SITE AND CONTEXT

2.1 The Application Site

The application site is located at 66 Buckingham Road, Shoreham-by-Sea, on the east side towards its northern end, near the junction with Upper Shoreham Road. The site sits within the administrative area of Adur District Council and within the built-up area of Shoreham-by-Sea, as defined by the Adur Local Plan 2017.

The property occupies a generous plot of around 1000m². The front elevation faces west toward the street, separated by a sizeable front garden and driveway area. The rear garden extends to the east. The site is bounded to the north, east and south by adjoining residential properties.

The site is not within a designated Conservation Area, nor is it subject to any Article 4 Direction removing standard householder Permitted Development rights. The property is not listed or locally listed. The site is not within a Future Surface Water Flood Area or any other environmental designation.



Fig 1. | Aerial View: Site Location (immediate context)

Image Credit: Google Earth



Fig 2. | Aerial View: Site Location (wider context)

Image Credit: Google Earth

2.2 The Existing Building

The existing dwelling is a detached property of interwar origin, understood to date from the 1930s. The building presents a symmetrical west-facing elevation finished in red brick with white-framed windows, characteristics typical of the suburban residential development of this period. The principal volume is two storeys, with a shallow hipped roof on all sides that terminates in a flat crown at its apex.

The existing building has been extended at ground floor level on three sides. A rear extension to the east was granted planning permission in 2018. Side extensions to the north and south are present, relating to a garage to the north side and an office to the south. The existing ground floor extensions therefore represent an established built form against which the proposals are to be assessed.

The drawings submitted with this application illustrate the existing arrangement in full and should be referred to for a complete understanding of the current building.

2.3 Character of the Surrounding Area

Buckingham Road and its immediate surroundings are characterised by a predominantly suburban residential character of substantial detached and semi-detached dwellings set on generous plots with a strong established setback from the road. Properties are

generally two storeys in height and reflect the incremental development of the area across the twentieth century, resulting in a mixture of architectural styles and periods within the street scene.

Materials in the immediate vicinity are varied, with brick, render, tile and painted finishes all represented. Roof forms are predominantly pitched and tiled, consistent with the suburban character of the area.

Recent planning decisions on Buckingham Road have demonstrated that more contemporary approaches to residential design and extension can be acceptable where well considered, alongside the more traditional architectural language that characterises the majority of the street. The built context is therefore one that is genuinely mixed in character and capable of accommodating a range of well-designed approaches.

There are examples within the immediate area of properties which have been extended vertically to achieve accommodation equivalent in principle to the scheme proposed here, including properties where upper floor accommodation has been created through the enlargement and rationalisation of roof forms. These examples confirm that the approach adopted for this application has precedent in the local context.

2.4 Photographs From Site



Fig 3. | Looking southeast from Buckingham Road

Image Credit: DA Design



Fig 4. | Looking northeast from Buckingham Road

Image Credit: DA Design



Fig 5 | Looking southwest from application site garden

Image Credit: DA Design



Fig 6. | Looking northwest from application site garden

Image Credit: DA Design



3. THE PROPOSED SCHEME

3.1 Overview

The proposed scheme comprises a first-floor rear extension above the existing ground floor rear extension, a first-floor side extension above the existing garage incorporating a set-down ridge, and a replacement roof form across the principal building incorporating accommodation within. The existing garage is converted to habitable accommodation, and a new front porch is provided to the principal elevation. The proposals are conceived as a coherent and considered whole-dwelling remodel rather than a piecemeal addition to it.

Mr and Mrs Bradbury have approached this scheme with the long-term needs of their family at its heart. The aim is to create a home that is genuinely fit for purpose over the coming decades, delivering the internal space required while investing in the quality and character of a property they intend to remain in indefinitely.

3.2 Amount

The proposed works deliver a first-floor rear extension providing additional and enlarged bedroom accommodation with ancillary closet and washroom amenity. A first-floor extension above the existing garage provides further bedroom accommodation at this level. The replacement roof form provides principal accommodation within, with closet and bathroom provision included. The garage conversion provides a gym space at ground floor level. The new front porch provides a modest but practical enclosed entrance. In combination, the proposals represent a substantial but proportionate increase in the floor area of the dwelling, commensurate with the size of the plot and the character of the surrounding area.

3.3 Layout

The layout of the proposed works follows the established footprints of the existing building and its ground floor extensions. The rear first floor extension sits above the existing approved ground floor rear extension, providing a natural continuation of the rear elevation at first floor level. The first floor extension above the existing garage to the north adopts a set-down ridge, lower than the main ridge of the principal roof, and is designed to read deliberately as an extension to the main building form. The continuous eaves detail runs around the whole building, tying the garage extension into the overall composition whilst maintaining a clear legibility between the original building and the addition. Together, these elements have been carefully composed to deliver a building that reads as a coherent whole from all elevations.

The new front porch is positioned on the west-facing principal elevation and is designed to provide a welcoming and practical enclosed entrance without materially altering the balance or symmetry of the front elevation.

The garage conversion provides additional usable accommodation at ground floor level, accessed from within the main body of the house. The loss of the garage as a vehicle storage space is not considered a material concern. Extensive driveway parking remains available within the curtilage of the site, providing well in excess of the provision needed to serve the dwelling. The existing garage is acknowledged to be undersized relative to the requirements of modern vehicles, and its conversion to habitable use is a practical and sensible outcome.

3.4 Scale and Massing

The proposals represent a whole-dwelling remodel rather than a conventional extension. The existing dwelling already has established ground floor side extensions to the north and south, and the original objective was to bring the upper floor in line with those elements to achieve a fully unified building form. In acknowledgement of the council's concerns regarding scale and massing, the first-floor side extension to the south has been removed from the scheme. The proposed works now focus on the rear first floor, the replacement roof form, the first floor above the garage, the garage conversion and the new front porch.

The replacement roof form is not an addition applied to an existing building. It is a rationalisation of the existing roof, which in its current form presents a shallow, squat appearance exacerbated by wide oversailing eaves that sit disproportionately on the building. The proposed replacement addresses those inherent character issues whilst delivering a building that reads as a resolved architectural whole, with the new eaves detail reinforcing the Georgian-inspired character of the principal elevation and tying the composition together.

The proposals represent a whole-building remodel of this kind is a more architecturally considered response than a conventional extension and should be assessed as such. If this were a new build on the same plot, the building would not be assessed against extension policies at all, and a roof form of this scale and proportion serving a building of this footprint would be entirely expected and uncontroversial. The council's own extension standards are designed to manage the incremental addition of elements to existing buildings, not to constrain the comprehensive remodelling of a dwelling into a coherent architectural whole. It is respectfully submitted that the proposed scheme should be assessed in that context.



The scale of the resulting building would not be out of keeping with the character of Buckingham Road and its surroundings. Properties on the road are substantial, set on generous plots, and a number have been remodelled or extended significantly over time. The roofscape of the street includes examples of tall, prominent roof forms, and the proposed roof at number 66 would not represent an unusual or disproportionate presence within that context. It is also noted that the existing roof form at the neighbouring property at 69 Buckingham Road, a comparable detached dwelling on the same road, presents a roof of similar scale and proportion to that proposed here as existing, confirming that the proposed form is not without direct local precedent.

It is also noted that the council has previously accepted deviations from Development Management Standard No.2 where the specific circumstances of a scheme justify it. Approved schemes at both 54 and 69 Buckingham Road included elements at or immediately adjacent to the boundary, demonstrating that the standard is applied with appropriate flexibility rather than as a rigid rule. It is further noted that both of those schemes involved significant remodelling that materially altered the overall appearance of the existing buildings, in some cases introducing contemporary materials and forms that departed considerably from the original character. The proposals at 66 Buckingham Road take a more sympathetic approach, enhancing and reinforcing the existing Georgian-inspired character of the dwelling rather than transforming it. It is submitted that a scheme of this nature, grounded in the existing character of the building and its streetscape context, warrants a similarly flexible approach to the application of the standard.

3.5 Appearance and Materials

The design philosophy throughout has been to deliver a remodelled dwelling that respects and reinforces the architectural character and charm of the existing building. The host building has a distinct and appealing character, rooted in the interwar suburban tradition, and the proposals have been developed with care to ensure that this character is preserved and enhanced rather than compromised.

External materials are proposed to match those of the existing dwelling throughout. Red brick, white-framed windows and a pitched tiled roof finish to match the existing are proposed across all new elements. The addition of a lead-clad dormer to the rear elevation provides a considered and durable material response, entirely in keeping with the traditional character of the building and consistent with the Georgian-inspired design direction of the scheme as a whole. This approach ensures continuity between the existing and proposed portions of the building, avoiding the visual tension that can arise when extensions depart from the material palette of the host.

The replacement roof form rationalises the existing shallow, squat roofscape into a single unified composition. The new eaves detail, incorporating a cornice-inspired profile that runs continuously around the whole building, reinforces the Georgian character of the principal elevation and provides a considered architectural resolution between the wall and roof planes. The result is a building that reads as a coherent and well-composed whole, visually attractive and sympathetic to its context within the suburban character of Buckingham Road.

The new front porch is designed with the same attention to character. Its detailing and materiality respond directly to the symmetry and charm of the existing front elevation, providing a practical addition that sits comfortably within the architectural composition of the building.

3.6 Neighbour Amenity and Overlooking

The relationship of the proposals with the neighbouring properties to the north and south has been carefully considered.

The removal of the previously proposed first floor side extension to the south eliminates the principal area of concern in relation to the neighbouring property at 64 Buckingham Road. The revised scheme presents no first-floor built form on the southern boundary beyond that which already exists at ground floor level. The impact of the proposals on the amenity of the neighbouring property to the south is therefore substantially reduced relative to the originally submitted scheme.

The neighbouring property to the south is positioned close to the boundary but is set back from the front elevation of the application property, and its rear elevation projects slightly beyond that of the dwelling both as existing and proposed. As the application site lies to the north of the neighbouring property, the proposed works do not give rise to any meaningful impact on daylight or sunlight. No habitable rooms or primary outdoor amenity spaces of the neighbouring property will experience any reduction in direct sunlight as a consequence of the proposals.

To the north, the first-floor extension above the existing garage does not abut the boundary. The neighbouring property to the north sits further from the shared boundary and is angled relative to the application site owing to the curvature of Buckingham Road, such that the relationship between the two properties at first floor level is oblique rather than direct.

Side-facing windows at first floor level on both the north and south elevations serve bathroom accommodation only. These windows are modest in scale and are obscurely glazed, ensuring that no direct overlooking of neighbouring properties arises from these openings. At second floor level within the new roof form, rooflights are provided to the side elevations. By their nature, rooflights of this type offer skyward views only and do not give rise to any direct overlooking of adjacent properties or their gardens.



First floor windows on the rear elevation are modest in size and serve bedroom accommodation, with the exception of a hallway window centrally placed on the rear elevation. The nature of these uses and the scale of the fenestration is consistent with what would be expected and accepted in a suburban context of this density and character. Buckingham Road and its surroundings are characterised by substantial residential properties in relatively close proximity to one another, and some degree of inter-visibility between upper floor windows is a normal and expected feature of suburban residential environments of this type. The street includes a number of properties where loft conversions and roof remodelling have created accommodation at upper levels with rear-facing dormers, and the inter-visibility that accompanies development of this nature is an accepted condition of the local character. The proposed windows have been sited and sized with consideration for the amenity of neighbouring occupiers, and the proposals are not considered to give rise to any materially harmful overlooking impact



4. ACCESS

4.1 Vehicular Access

Vehicular access to the site is taken from Buckingham Road via the existing driveway arrangement at the front of the property. This arrangement is entirely unchanged by the proposals. The existing driveway provides ample space for the parking and manoeuvring of multiple vehicles within the site curtilage, and the proposed works do not reduce on-site parking provision in any respect.

As noted above, the conversion of the existing garage to habitable accommodation results in the loss of a covered parking space. However, the existing garage is of a size that renders it unsuitable for the parking of modern vehicles in practice, and the generous driveway provision to the front of the property ensures that the parking needs of the dwelling are fully met without it. There is no policy requirement for a garage to be retained as part of the application, and the level of driveway parking provision available is considered wholly adequate to serve the enlarged dwelling.

4.2 Pedestrian Access

Pedestrian access to the dwelling is from Buckingham Road to the west. The proposed front porch enhances the arrival experience at the principal entrance, providing a covered and welcoming threshold. No changes are proposed to the pedestrian access arrangement beyond the addition of the porch.

4.3 Accessibility

The proposed development is at ground floor level in respect of its access arrangements, with the porch providing a covered entrance directly from the front of the property. The works do not introduce any new barriers to accessibility and the existing access arrangements are maintained.



5. SUSTAINABILITY

5.1 Approach to Sustainable Design

The proposed development has been designed with sustainability as a considered element of the brief, in accordance with the requirements of Policy 18 of the Adur Local Plan 2017 and the broader objectives of the National Planning Policy Framework in respect of climate change and the transition to a low carbon future.

The proposed new build elements will be designed and constructed to meet current Building Regulations requirements as a minimum, delivering improved thermal performance relative to the existing extensions and fabric of the dwelling. The new first floor elements, in particular, will be insulated and detailed to current standards, representing a meaningful improvement in the overall thermal envelope of the building. The garage conversion will similarly be brought up to current Building Regulations standards as part of the works.

The remodelling of the roof form presents an opportunity to review and enhance the performance of the roof construction across the building. It is envisaged that the new roof will be insulated to a level consistent with or exceeding current Building Regulations requirements, and the applicants are committed to realising the energy efficiency benefits that the scheme presents.

Consideration has been given to the potential for renewable energy technologies to be integrated into the proposals, including photovoltaic provision on appropriate roof slopes within the new unified roof form. As well as the integration of other renewable systems as would be considered as part of a renovation of this scale.



6. PLANNING POLICY

6.1 The Development Plan

The statutory development plan for Adur District comprises the Adur Local Plan 2017, adopted by Adur District Council on 14th December 2017. The Local Plan sets the strategic development and land-use priorities for Adur outside the South Downs National Park up to 2032 and contains the policies against which development management decisions are made. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

A review of the Adur Local Plan is underway. However, the 2017 Local Plan remains the adopted development plan and carries full weight in the determination of planning applications.

6.2 National Planning Policy Framework

The NPPF sets out the government's planning policies for England. Chapter 12, Achieving Well-Designed and Beautiful Places, establishes that good design is a key aspect of sustainable development. Paragraph 135 requires that development should be visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place, and optimise the potential of the site.

The proposed development accords with the aims of the NPPF. The proposals are the product of a careful and considered design process, responsive to the character of the host building and the broader context of Buckingham Road. The unified roof form and matched material palette deliver a coherent and attractive result. The scheme optimises the potential of an established residential plot in a sustainable location within the built-up area of Shoreham-by-Sea.

6.3 Adur Local Plan 2017 – Policy 1: Presumption in Favour of Sustainable Development

Policy 1 establishes the presumption in favour of sustainable development consistent with the NPPF. The proposed development constitutes sustainable development. It enhances an existing family dwelling on an established residential site within the built-up area of Shoreham-by-Sea, makes efficient use of an existing plot, and delivers a well-designed scheme that respects and reinforces the character of the area. The proposals accord with Policy 1.

6.4 Adur Local Plan 2017 – Policy 11: Shoreham-by-Sea

Policy 11 sets out the spatial strategy for Shoreham-by-Sea. It supports the delivery of development within the built-up area that is appropriate in scale, form and character. The proposed development is consistent with this approach. The site is within the built-up area of Shoreham-by-Sea and the proposals represent a proportionate enhancement of an existing residential property that contributes positively to the character and quality of the area.

6.5 Adur Local Plan 2017 – Policy 15: Quality of the Built Environment

Policy 15 is the primary design policy of the Adur Local Plan and is the most directly relevant policy in the assessment of these proposals. It requires that all development, including extensions and alterations to existing buildings, should be of high design quality and should respect and enhance the character and appearance of the site, the building and the area. The policy requires consideration of scale, massing, height, form, design, proportions and materials.

The proposed development complies fully with Policy 15. The unified roof form resolves the a potential piecemeal roofscape into a coherent architectural composition, directly drawing on and reinforcing the established character of the host building. The matched material palette of red brick, white windows and pitched tiled roof ensures continuity between the existing and proposed elements. The scale and massing of the proposals are consistent with the two-storey character of Buckingham Road and are commensurate with the size of the site. The scheme represents a positive and considered enhancement of the existing dwelling and its contribution to the streetscape.

6.6 Adur Local Plan 2017 – Policy 18: Sustainable Design

Policy 18 requires all development to demonstrate a commitment to sustainable design principles, including energy efficiency and the reduction of carbon emissions. As set out in Section 5, the proposed new build elements will be constructed to current Building Regulations standards as a minimum, the roof construction will be insulated to a level consistent with or exceeding current requirements, and provision for renewable energy technology has been considered within the design. The proposals are consistent with Policy 18.

6.7 Adur Local Plan 2017 – Policy 20: Housing Mix and Quality



Policy 20 supports the delivery of high-quality housing that meets the needs of existing and future households. The proposed development directly serves this objective. The scheme responds to the needs of Mr and Mrs Bradbury for a family home capable of accommodating their long-term requirements, investing in the quality and size of an existing dwelling within an established and well-connected residential location. The proposals accord with the aims of Policy 20.

6.8 Planning Balance and Consideration

Having regard to the policies and guidance set out above, it is considered that the proposed development accords with the development plan for Adur District, taken as a whole, and with the aims and objectives of the National Planning Policy Framework.

The proposals are a well-considered and carefully designed response to the needs of the applicants and the character of the site. The unified roof form and matched material palette deliver a coherent scheme that respects and reinforces the established character of the host building and its streetscape context. The scale and massing of the proposals are proportionate and appropriate. Neighbour amenity has been carefully assessed, and the proposals are not considered to give rise to any material harm. Access and parking arrangements are adequate and unchanged. The sustainable design approach is consistent with policy requirements. It is submitted that there are no material planning reasons to refuse this application.



7. CONCLUSION

- 7.1 This Design and Access Statement has been prepared by DA Design in support of a householder application for planning permission submitted on behalf of Mr and Mrs Bradbury at 66 Buckingham Road, Shoreham-by-Sea, West Sussex, BN43 5UD.

The proposed scheme comprises a first floor rear extension above the existing ground floor rear extension; a first floor side extension above the existing garage with a set-down ridge; a replacement roof form incorporating accommodation within; conversion of the existing garage to habitable accommodation; and a new front porch to the principal elevation. The proposals represent a coherent and considered whole-dwelling remodel of an established detached interwar property, driven by the applicants' long-term commitment to the property as their family home.

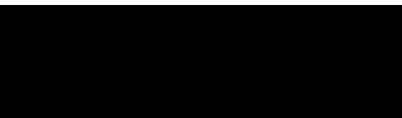
The design approach is rooted in respect for and enhancement of the existing character of the building. The replacement roof form rationalises the existing shallow, squat roofscape into a single unified composition, with a new eaves detail incorporating a cornice-inspired profile that reinforces the Georgian-inspired character of the principal elevation. Materials match those of the host dwelling throughout, with lead cladding to the rear dormer providing a durable and characterful material response consistent with the overall design direction. The resulting building reads as a coherent and well-composed whole, visually attractive and sympathetic to its context within the suburban character of Buckingham Road.

The removal of the previously proposed first floor side extension to the south substantially reduces the impact of the proposals on the neighbouring property at 64 Buckingham Road. The revised scheme presents no first floor built form on the southern boundary beyond that which already exists. The site's northern relationship to the neighbouring property confirms that no impact on daylight or sunlight arises. The first floor extension to the north does not abut the boundary, and the angled relationship between the two properties owing to the curvature of Buckingham Road ensures that the relationship at first floor level is oblique rather than direct.

Access and parking arrangements are unchanged. Generous driveway parking remains available within the site curtilage and fully serves the needs of the enlarged dwelling. The garage conversion, whilst removing covered parking, does not reduce the practical parking provision available to the property.

The proposed development is considered to comply fully with the relevant policies of the Adur Local Plan 2017, including Policies 1, 11, 15, 18 and 20, and with the aims and objectives of the National Planning Policy Framework 2024. The revised scheme has been developed positively in response to officer feedback, and Mr and Mrs Bradbury remain committed to working collaboratively with Adur District Council to achieve the best possible outcome. The use of planning conditions to secure any matters the Local Planning Authority considers appropriate is welcomed.

It is respectfully submitted that there are no material planning reasons to refuse this application, and that planning permission should be granted.



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