Design and Access Statement for work to GF Flat, 1 Park Lane, Southwick, BN42 4DL

Introduction

This statement is submitted in support of the householder planning application by Mr Graham Redfearn relating to the GF Flat at 1 Park Lane in Southwick. Planning permission is sought for a single storey rear development, replacing the existing extension with a larger extension to provide a larger kitchen / dining space.

Amount

The proposed extension will provide an additional usable floor area (GIA) of approximately 9.5 sq m.

Use & Layout

The GF Flat is a private dwelling comprising a kitchen / dining space, lounge, 2 bedrooms and a bathroom and ensuite.

The proposed extension will contain a new open plan kitchen and dining space. This, plus further internal reorganisation will provide a more efficient GF layout than that of the existing. The resulting size of the extension will provide the additional living space required for Mr Redfearn and his family within the property for many years to come.

Scale & Form

The modest scale and squared off form of the proposed extension is proportionate to the existing property and the height and depth are kept to a minimum. As such, it is considered that the extension has been designed to be respectful of adjacent neighbours' privacy, daylight and outlook, and so will not cause harm to the current amenity enjoyed, nor cause any suffering by direct overlooking.

Appearance & Design Quality

The proposed design employs a flat, membraned roof and rendered wall - materials matching those existing. Rooflights allow the necessary daylight into the back of the extension, with new patio doors from the kitchen / dining area onto the rear external amenity space. Through a sensitive choice of high quality building materials and careful detailing, it is anticipated the proposed development will be a well-designed and attractive addition to the existing building.

Sustainable Development

The extension will incorporate energy efficient measures comprising enhanced building u-values and glazing specifications, low energy internal lighting and heating, plus naturally derived and recyclable building materials where appropriate.

Landscaping

There is no significant re-landscaping proposed.

Access

There will be no change to the current access arrangements as a result of the proposals.

Biodiversity

The proposed development does not impact a priority habitat and impacts less than 25 square metres of on-site habitat. Therefore biodiversity net gain does not apply to this development.