Design and Access Statement

Application:

Proposed two storey rear extension, lifting the hip roof to a gable barn end, provide two front dorma's and to convert the loft area to provide 3 first floor bedrooms and additional ground floor open plan reception room/ kitchen.

Refused Application: AWDM/1306/14

Since receiving the refusal of the previous application and having a subsequent meeting with the Planning Officer we have amended the scheme by reducing the width of the rear extension, lowering the half hip barn end to the rear and changing the large front dorma to two separate smaller dorma's.

Existing

The current property known as 13 Griffiths Avenue is a two bedroom semi-detached bungalow with limited ground floor accommodation on a generous plot with a side access down to the rear garden.

The existing small rooms have limited flexibility with access to the rear garden sorely through the lounge and kitchen, there is currently a glass lean-too on the rear which is in poor condition and in need of major repairs if used as a functioning addition to the property.

Proposal

The property is in a road of similar properties with a large number of them having added either a ground or first floor addition or in some cases both to increase the useable internal floor area. In the case of no. 13 Griffiths Avenue both neighbours ,no's 11 and 15 have large ground and first floor extensions.

Our proposal includes the lifting of the existing hip roof up to provide a gable barn end in a similar way to the neighbour (no. 15), the front elevation will have two dorma's added to increase head room and the extension to the rear has been designed to follow the trend of the main property with a pitched roof with small crown above to maintain the original ridge line. A 300mm gap has been retained between the new extension and the boundary line to allow access for future maintenance etc.

Internally the ground floor will be extended to provide a large open plan reception room/ kitchen to the rear to maximise the views onto the garden, the existing front rooms will remain as existing and be used as a lounge and office/ playroom.

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 1639/14
DATE VALID	20 NOV 2014

Within the open plan area the stairs will run up to a landing where there is a master bedroom with en-suite, two further bedrooms and a family bathroom. The main bedroom and bathrooms will have velux windows to provide light and to avoid a direct line of site into the neighbours property.

Layout

The property is currently a two bedroom single storey bungalow with small kitchen and bathroom; the proposed rear extension and loft conversion will provide an open plan kitchen/ reception room on the rear (with utility), open plan gallery landing, three bedrooms and bathroom on the first floor.

Scale:

The proposal includes lifting the existing hip roof upto a gable with barn end to match the neighbours loft conversion, the two dorma's will be positioned above the ground floor windows as recommended with the line and width of the windows being continued up with minimal reveals to give a better proportion of scale.

The rear extension ruins across the width of the property and maintains the pitch of the existing property; the internal layout has been purposely designed to reduce a direct line of site to the neighbours by including velux windows to the main bedroom and bathroom on the rear elevation.

Appearance:

The appearance will continue the rendered finish and plain tiled roof theme around the building at both ground and first floor level where appropriate to match existing.

Landscape:

The existing change of levels and concrete patio to the rear will be changed to accommodate the new extension and the front elevation will remain as existing.

Access:

The property is currently accessed via the front door or rear conservatory up two steps, the proposed layout will allow additional access through the utility room but the change in levels will be maintained. Due to the location and current set up of the property there are no plans to provide a level access.

Summary:

Since receiving the decision notice we have considered the reasons for refusal and amended the scheme to suit both the comments made and recommendations set out by the planning officer.