49 UPPER KINGSTON LANE, SHOREHAM BY SEA, BN43 6TG
A proposed roof extension and demolition of the existing garage and replacement with a single storey side and rear extension

J A M E S B R E C K E L L : A R C H I T E C T

Design and Access Statement *February 2024*



Front elevation

Introduction:

This householder's planning application includes 2 separate parts: a roof extension and conversion and a single storey extension to the side and rear.

The roof extension is believed to be within the limitations of permitted development. The single storey side and rear extension is not permitted development and therefore both parts of these proposals are submitted within this application so that we do not have to submit 2 applications for a certificate of lawfulness (roof extension and conversion) and a householder's planning application (single storey side and rear extension).

The single storey side and rear extension would replace the existing conservatory and garage.

Local Area and Character:

Upper Kingston Lane is a pleasant residential neighbourhood to the north of the Old Shoreham Road with access to the South Downs on foot. Houses and bungalows are mostly semi-detached and were built in the 1940's and 1950's. Houses are well maintained, and the area is well served with schools, swimming pool and the Holmbush centre.

The application site is at the junction of Upper Kingston Lane and Hawkins Road. It has distant views to the south and because of the corner location, has a wide plot to the south that narrows to the north.

The character of the area is leafy, residential, and homely.

Amount of Development:

As Existing:

Ground floor area	67.3m.sq (including garage)
First floor	44.47m.sq
Total GIA	111.77m.sq

As Proposed:

Ground floor area	88.93m.sq
First floor	44.47m.sq
2nd floor	28m.sq
Total GIA	161.4m.sq

There is a 49.63m.sq increase in floor area.

The site area is 303m.sq.



Driveway and garage off Hawkins Road

Layout:

The layout of the ground floor as proposed would utilize the side of the house. The existing garage is built hard up against the boundary and this means that one wall of the garage facing the neighbour cannot be accessed for maintenance without the neighbours permission. By demolishing the garage and building the new extension 700mm away from the boundary, the relationship with the boundary is improved.

A single storey extension here will have broadly the same visual impact in terms of scale as the existing garage.

At 2nd floor, the hip to gable extension and dormer window to form a roof extension and conversion is within the limitations of permitted development and follows the normal principles for a roof extension. The new staircase is positioned above the existing staircase. The roof would have 2 beams crossing the roof space from the party wall to the side wall to support the new floor and the dormer window. Numerous hip to gable extensions exist in the area – Downland Close, for example shows semi detached houses where one side is not converted and the other has a hip to gable roof extension.

Refuse/ Recycling Collection:

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

Scale:

The scale of the house will not change. The existing garage which will be demolished as part of the works has approximately the same visual presence as the proposed extension. By positioning the extension 700mm from the boundary the relationship between the boundary and the neighbour is improved.

A parapet wall to the side of the extension enables the extension to be free from eaves and rainwater arrangements. All rainwater from the flat roof would be directed to the rear of the building.

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

Landscaping:

There is no landscaping proposals within this planning application. Soft landscaping is likely to be added to the front garden in the form of low level colourful shrubs, but this type of landscaping is normal home improvements and does not need planning permission.

Appearance:

We have taken considerable care in the design of the single storey extension. The shape of the site in wedge shaped and therefore a pitched roof is difficult to form because of the 2 oblique angles. The gentle curved wall at the front of the site enables the front angle to be used as a design opportunity. It would be built in brick and render to match the existing house and would give interest to the house when looking at it from Hawkins Road.

Where there is pebble dash render on the existing house, this is to be removed and replaced with smooth render as a general visual improvement. Some of the pebble dash render also appears to be loose and is separating from the masonry so its replacement is also a general maintenance improvement.



Rear elevation

Materials:

Roof: tiles that are retrieved from where the dormer window will be can be re-used on the front elevation where the hip to gable extension needs new tiles to match the existing roof.

Dormer roof will be GRP

Dormer cheeks will be a vertically fixed composite weather boarding in white.

Rendered wall: where render is shown on the elevation drawings, this will be a smooth white render.

Brickwork walls: at low level the walls are brickwork and the bricks will match the bricks on the front elevation.

At the top of the parapet wall will be a reconstituted stone coping stone. The colour will be nearly white although this material weathers and in time looks light grey.

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 not within a flood zone. It is located at an elevated position and is quite safe from flooding.

Energy Efficiency:

It is desirable to have solar panels on the roof as shown.

Some of the existing external walls will be insulated as well as the ground floor (though this does not need planning permission). The construction of the roof extension and side and rear extension will comply with the building regulations for energy efficiency.

Summary:

This planning application is a normal example of home improvements. Some of the improvements are within the limitations of permitted development and the ground floor extension does need planning permission, therefore all the proposed works are included within the same planning application.

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

Removing the built form from the boundary and the replacement building being 700mm away from the boundary improves the relationship to the boundary.

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

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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