



DESIGN AND ACCESS STATEMENT

Proposal : Single Storey Rear Extension
at
Address : 7, Colebrook Road, Southwick,
BN42 4AL

1. Introduction

1.1 This Design and Access Statement has been prepared in support of a householder planning application for a single-storey rear extension at 7 Colebrook Road, Southwick, BN42 4AL. The extension provides an open-plan kitchen, dining, living and utility area at ground-floor level and connects to, and incorporates, the existing rear annex, creating a more cohesive and functional ground-floor layout.

1.2 The statement describes the site and its surroundings, the proposal and the relevant planning policy, and explains the design and access matters. It should be read together with drawings A-001 to A-021 and with the site location and block plans to accompany the application.

1.3 The property is not listed and, subject to confirmation, does not lie within a conservation area. The statement is proportionate to the scale and nature of the proposal, which comprises alterations and a single-storey extension to a single dwellinghouse.

2. The Site and Surroundings

2.1 The application property is a detached chalet-style dwelling with accommodation arranged over ground and loft levels beneath a pitched roof, with an existing rear annex and a shed within the rear garden. It is constructed in brick beneath a tiled roof, in a residential street of similar properties in Southwick.

2.2 The site lies within the built-up area of Southwick, in a residential area. It is not subject to any heritage designation (to be confirmed), and lies within Flood Zone 1 (the lowest probability of flooding), notwithstanding its location in the wider coastal area.

2.3 The works are located to the rear of the dwelling, within the rear garden, and are largely contained away from the principal street frontage.

3. The Proposal

3.1 The proposal comprises the following works:

- the demolition of the existing single-storey rear elements of the dwelling and the existing rear shed, as shown on the demolition drawings (A-008 to A-014);
- the erection of a single-storey rear extension providing an open-plan kitchen/dining area, a family/living room and a utility room, together with an enlarged bathroom, as shown on the proposed plans (A-015 to A-016);
- the connection of the extension to, and the incorporation of, the existing rear annex, so that it forms part of the main dwelling and the ground-floor accommodation reads as a single, cohesive layout; and
- associated internal reconfiguration of the ground floor.

3.2 The extension is single-storey, with a flat roof incorporating rooflights, finished in facing brickwork. The loft accommodation and the main roof form are unaltered.

3.3 The property remains a single dwellinghouse in single-family occupation. There is no change of use and no separate or additional unit of accommodation is created; the incorporation of the annex into the main dwelling consolidates the accommodation within a single planning unit.

4. Planning Policy Context

4.1 The development plan is the Adur Local Plan 2017 (adopted 14 December 2017). The following is most relevant:

- **Policy 15 – Quality of the Built Environment and the Public Realm**, which requires development to be of a high standard of design that respects and enhances the character of the site and the prevailing character of the surrounding area, and which protects amenity.

4.2 The Council's **Development Management Standard No. 2 – Extensions and Alterations to Dwellings** provides detailed guidance on how the design and amenity of householder proposals are assessed, including the effect on neighbouring properties, the effect on the host dwelling, and visual amenity. The proposal has been designed with regard to that guidance. At the national level, Chapter 12 of the National Planning Policy Framework (Achieving well-designed places) is also relevant.

4.3 The site lies in Flood Zone 1, and the proposal is assessed against the flood risk policies of the Adur Local Plan 2017 and the NPPF, as addressed at section 7 below.

5. Design Assessment

Use and amount

5.1 The use of the property as a single dwellinghouse is unchanged. The proposal provides additional and improved ground-floor living accommodation, proportionate to the dwelling and its plot, by means of a single-storey rear extension and the incorporation of the existing rear annex.

Layout

5.2 The extension is located to the rear, away from the street frontage. It provides an open-plan kitchen, dining and living arrangement with a utility room, and connects the main house to the existing annex, producing a more practical and cohesive ground-floor layout. The internal arrangement has been reconfigured to support this.

Scale and form

5.3 The extension is single-storey, with a flat roof, and is subordinate in scale to the host dwelling. It does not increase the height of the dwelling, does not alter the main roof form, and is contained within the rear garden.

Appearance and materials

5.4 The extension is to be finished in facing brickwork to match or complement the existing dwelling, with rooflights to the flat roof providing natural light to the deep-plan accommodation. The additions are designed to read as a coherent part of the existing property.

Landscaping

5.5 The extension and the incorporation of the annex occupy part of the rear garden. A functional area of private amenity space is retained to serve the enlarged dwelling. No other landscaping or boundary changes are proposed.

6. Impact on Neighbouring Amenity

6.1 The protection of neighbouring amenity is the principal consideration for a proposal of this type, in accordance with Policy 15 and the Council's Development Management Standard No. 2, and the scheme has been designed to avoid material harm.

6.2 The extension is single-storey and limited in height, which restricts its potential for overshadowing, loss of light or overbearing impact on neighbouring properties. Being to the rear and single-storey, it would not appear unduly prominent or dominant when viewed from neighbouring gardens.

6.3 The depth of the extension and its connection to the rear annex extend single-storey development down the plot, so the relationship to the side and rear boundaries and to the neighbouring properties is the key matter to demonstrate. The proposal has been designed to respect the daylight/45-degree guidance in the Council's Development Management Standard.

7. Flood Risk

7.1 The site lies within Flood Zone 1, the area at the lowest probability of flooding. As a householder extension in Flood Zone 1, the proposal does not require a Flood Risk Assessment and the sequential test is not engaged.

7.2 Notwithstanding the low flood-risk classification, given the site's location in the wider coastal area, surface water from the extension's flat roof is to be managed sustainably within the curtilage, and the detailed drainage strategy will be confirmed at the Building Regulations stage.

8. Access

8.1 The proposal does not alter the means of access to the dwelling. The existing pedestrian and vehicular access and parking arrangements are retained unchanged. As the works are confined to the rear of the property and are otherwise internal, no inclusive-access or highways issues arise.

9. Conclusion

9.1 The proposal provides a well-designed, single-storey rear extension that improves and enlarges the ground-floor accommodation of an existing dwelling, incorporating the existing rear annex to create a cohesive layout. The extension is subordinate in scale, finished in materials to match the existing dwelling, and contained to the rear of the property.

9.2 Subject to confirmation of its siting on the site/block plan, the proposal preserves the amenity of neighbouring occupiers and respects the character of the dwelling and the area, in accordance with Policy 15 of the Adur Local Plan 2017, the Council's Development Management Standard No. 2, and the design objectives of the NPPF, and raises no flood-risk or highways objection. It is respectfully submitted that planning permission should be granted.