Planning Statement for the proposed 2-storey extension to 63 Downsway, Shoreham-by-Sea, West Sussex

Description of Proposed Works:-

The proposed works are for the construction of a two-storey end of terrace extension, providing a master bedroom, dressing room & en-suite at first floor level, and a kitchen extension, utility room and downstairs WC on the ground floor.

The proposed extension is 3.5m wide and as such is greater than approximately 50% of the existing overall width of the house.

Permission is requested to allow a larger side extension to meet the owner's requirements, with the following mitigating factors respectfully submitted for consideration;

- As per the pre-app feedback received, the existing simplistic building form is such that continuing the terrace to replicate the existing design and form would be the least noticeable approach.
- The terrace itself is in a substantial 'dip' from the main road (please see attached photos), and the first floor level is approximately level with the main road.
- The proposal is to replicate the existing materials (brickwork, white uPVC cladding and roof tiles), and when approaching from either end the continuing 'band' of white cladding has the effect of drawing the eye along the terrace, and this in tandem with the sunken level in relation to the road, should have the effect of making the proposed width blend in to the terrace satisfactorily, with minimal visual impact locally.
- The position of the terrace is also such that the proposed new end line of the building would not impact visually on any other terrace/homes either behind or in front of the terrace.
- The proposed development will still allow for a 1m wide side access gate and pathway to the rear garden.

Photos



Street scape of the terrace block with no. 63 to the northern end



Terrace block nos. 57-63.