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Fig. 01 – Existing South Elevation

Design and Access Statement: 9 Longshore Drive, Shoreham-by-Sea BN43 6DJ

October 2021

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Fig. 02 – Aerial view of the application site



Fig. 03 - Aerial view of the application site

Introduction

This statement relates to a Planning Application for permission to convert the loft of an end of terrace house. The existing house is located on the Eastern side of Longshore Drive in Shoreham-by-Sea, West Sussex and within the district of Adur. The application site and building are neither Listed nor located within a Conservation Area or an area with an Article 4 Direction.

Longshore Drive is part of a relatively new development (2016) on land that was once part of Southlands Hospital. The hospital remains located to the East of the application site.

The development that includes Longshore Drive and Monarch Way features a variety of house types over two and three storeys, all with pitched roofs. External materials include face brickwork, fibre cement weatherboarding, and tiled roofs. Eleven of the houses feature flat roof dormers to front roof slopes, with the majority in the vicinity of the application site.

Number 9 Longshore Drive is a two storey house sited opposite two three storey houses with flat roof dormers to the front roof slopes. To the South-West are a further three houses which also feature flat roof dormers to front roof slopes.

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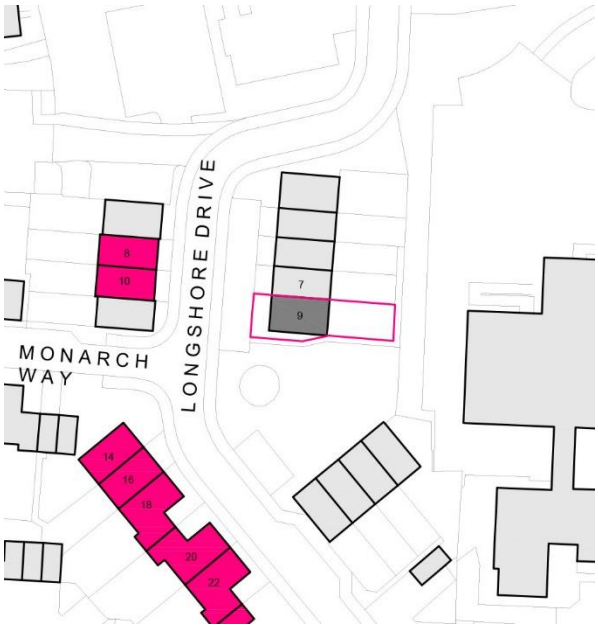

Fig. 04 - Current Site Plan (2021) with neighbouring houses with dormers highlighted in pink.

This application seeks planning permission to convert the loft of the house to provide additional space for a new master bedroom with en suite shower room, and a smaller bedroom/home office which will be useful given home working has become increasingly prevalent in recent times.

Two new dormers in a similar style to others in the development are proposed to the South roof slope to provide daylight and an outlook over the adjacent green space and public realm. Furthermore, the dormers will enhance the new rooms by providing additional headroom of 2.1m. The proposed dormers are sited well below the ridge level of the existing roof and well away from the walls of the house. The new windows within the dormers and location of the dormers are informed by the existing first floor windows below.

Modestly-sized windows similar in appearance and size to the existing en suite window are proposed to the gables to increase daylight into the rooms whilst providing further opportunities for ventilation and outlook. Due to the size of these windows the probability of over-looking at the rear of the property into neighbouring gardens to the north is minimal, particularly if the proposed rear window is side hung and opening toward the North/party wall side. The proposals will not affect neighbouring amenity in terms of daylight and outlook.

Whilst a loft conversion to a dwelling house with additional roof volume of 4m³ may often be achievable as Permitted Development, this is not possible as Condition 21 of the development's planning consent (AWDM/1340/14) removed permitted development rights for future extensions and alterations. Consequently Planning Permission is sought to enable the proposals.

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Use / Access

The property is a dwelling house in planning use class C3 and will remain so. Access as existing.

Amount

Gross Internal Area (GIA) of existing house:

- Ground Floor: 48.6m²
- First Floor: 48.6m²
- Total: 97.2m²

Gross Internal Area (GIA) of proposed house:

- Ground Floor: 48.6m²
- First Floor: 48.6m²
- Second Floor: 30.5m²
- Total: 127.7m²

The proposed loft conversion would increase the GIA of the existing house by 30.5m².

Layout

The existing layout of the dwelling house consists of an entrance hall with WC, a sitting room and a kitchen diner with modest utility room. The first floor layout consists of three bedrooms, one with en suite shower room and a family bathroom.

The proposed layout will not alter the ground floor accommodation. At first floor level one of the bedrooms will reduce in size (11.4m² to 9.5m²) to enable a new staircase that winds and repeats over the existing staircase. The new second floor consists of a small landing with doors leading to the two new rooms (15m and 10.2m respectively with headroom in excess of 1.5m). The larger room benefits from an en suite shower room.

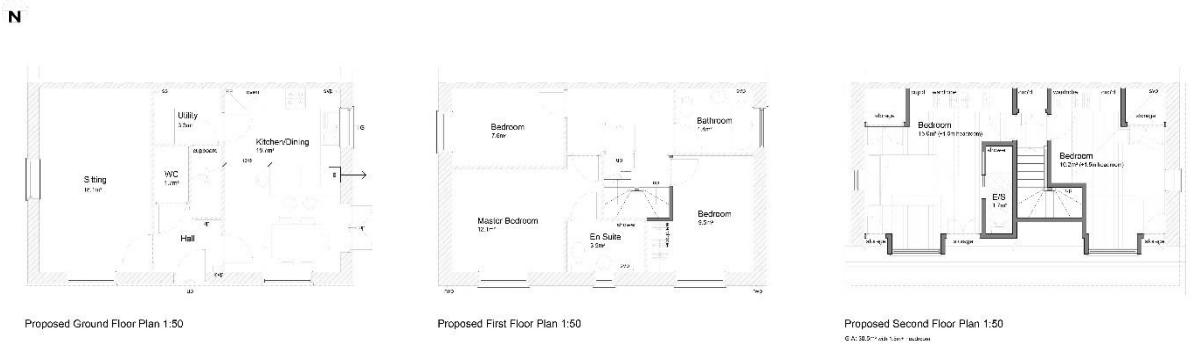

Fig. 5 – Proposed Plans

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Appearance

The proposed dormers and windows have been designed to respect the scale, character and appearance of the existing dwelling house and surrounding development. The new roof volume added by the dormers (4m³) is relatively modest in comparison to many loft conversions. The proposed external material of the dormers is lead and in a similar style to those of eleven other houses in the development. New uPVC windows are proposed in a similar style to the existing house and surrounding properties. The proposed dormer windows are the same width as the existing first floor windows below.

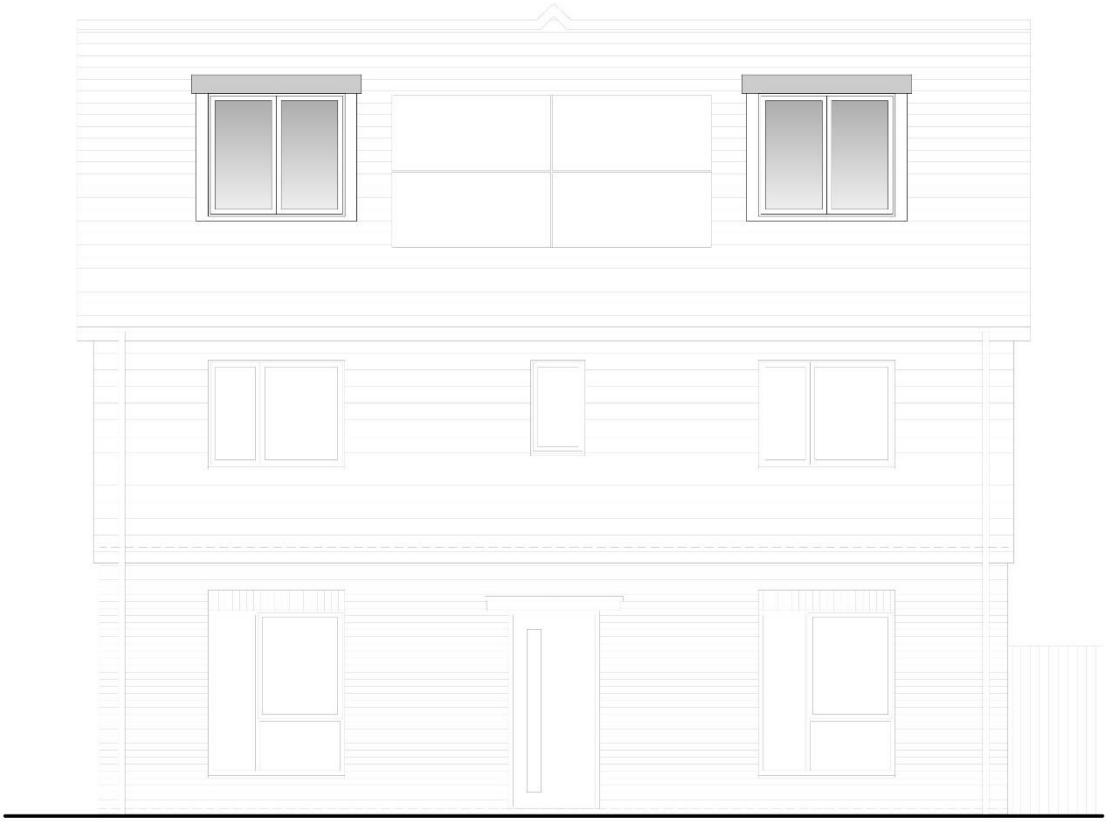

Fig. 6 – Proposed Front Elevation

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Fig. 7 – West Elevation as seen from Longshore Drive.



Fig. 8 – East Elevation as seen from the adjacent green.

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Fig. 9 – Nearby dormers at no. 8 and no. 10 Longshore Drive



Fig. 10 – Nearby dormers at no. 14, no. 16 and no. 18 Longshore Drive

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Fig. 11 – Nearby dormers at no. 20 and no. 22 Longshore Drive



Fig. 12 – Nearby dormers at no. 1 and no. 3 Monarch Way