Planning Statement for

257 Brighton Road, Worthing, BN11 2EY

This application proposes the addition of a new side extension to the existing house at 257 Brighton Road, with new cedral cladding to the store and existing house. The site is located on the corner of Brighton Road and Ophir Road.

A side extension of a similar size was consented under reference AWDM/1134/22. This application seeks permission to amend the design, allowing for a larger footprint whilst reducing the height of the roof. The design of the cedral cladding remains as consented.



The east elevation of 257 Brighton Road, where the proposed store will be located.



The proposed new addition has been designed with reference to the existing hipped porch roof, and scaled to avoid dominating the existing bay window and blocking the first floor window above.

Previous Design

The previous design allowed for a gap between the store and boundary wall, retaining access between the front and rear of the site. The design was also informed by the presence of lean-to garage roofs to various houses along Ophir Road, however these roofs all appear to have a shallower pitch than that which was consented to 257 Brighton Road. The approved design to 257 Brighton Road resulted in a roof height of approximately 4.5m, which encroaches upon an existing first floor window, and significantly blocks the aspect of the bay window beyond.

The existing site boundary is a wall of 1.2m height, however the installation of a 0.6m high fence over the wall was consented under reference AWDM/1881/18 (this permission has since been enacted although the fence has only partially been installed.) The overall height of the consented side extension would greatly exceed the height of the boundary.



Previously consented scheme for a side extension to 257 Brighton Road (ref. AWDM/1134/22. The steeply pitched roof gives the impression of a more dominant 1.5 storey addition which encloses the existing east facing window and obscures light and views from the bay window beyond. Although the form references other roofs on Ophir Road, it takes no cues from the existing house.

Pre Application Advice

The applicant has contacted the case officer for AWDM/1134/22 and enquired as to whether permission might be granted to increase the footprint of the store. The advice given was that the application would not be supported. This statement seeks to respond to this feedback and prove that the larger footprint would not cause harm to the surrounding area.

To respond to the specific points raised by the case officer:

- *'The narrower proportion of the approved store assimilates more sympathetically to the host dwelling than the wider structure you propose.'*

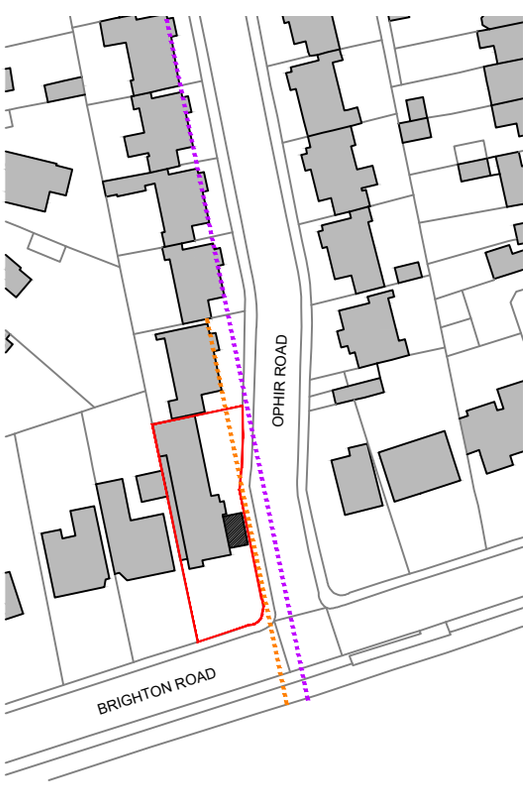
The original footprint of the house is c.7.9m wide, not including the later lean-to to the west side of the house, or the footprint of the consented annexe beyond. The footprint of the new side extension is proposed to be 3.15m wide, which is less than half the width of the main house. Furthermore, as the new side extension is set back more than 1m from the front of the house, this breaks up the overall volume of the house, and prevents the additional width being read as an increase of the main house width. We would also argue that the previously consented design does not assimilate sympathetically to the host dwelling due to the incongruous roof form which does not replicate any design feature seen within the original house, which features hipped roofs to the main house and porch.

- *'I consider the gap left between the side of the approved store and the site boundary is important in order to avoid a cramped appearance…'*

If 257 Brighton Road was not situated on a corner plot, we would be inclined to agree with the comment regarding the need to avoid a cramped appearance. However the junction of Ophir Road creates a natural break in the built massing of Brighton Road, therefore the need to accommodate this break within the site itself is less pressing.



View of 253, 255 and 257 Brighton Road. The two properties to the west are both larger and more dominant in their footprint than number 257 - the proposed extension would not change the existing building pattern to Brighton Road.



Block Plan showing the primary building line of Ophir Road dashed in pink, as well as that of the immedately neighbouring property dashed in orange, neither of which intersect with the proposed new store. This map also shows the pattern of building to the extent of the site boundary along Ophir Road.

- *'…and to prevent the store extension appearing overly dominant in views from Ophir Road.'*

Again, if Ophir Road ran in a straight line, perpendicular to the beach, then this argument would have greater merit. However, Ophir Road starts to kink before the north boundary of the applicant site. The buildings beyond respond, and whilst the buildings remain perpendicular to the beach, the building line itself steps, bringing the front facades of each house to the north of 257 Brighton Road forward of the line of the proposed new extension.



Photo taken from outside 7 Ophir Road showing how the kink in the road completely obscures the plot at 257 Brighton Road.

In addition, this view is already partially obscured by 2 trees located in the garden to the east of the house, and the consented wall + fence, being 1.8m high, will further shield the property from views. The increase in footprint will have negligible difference to this situation.



View of the site looking back towards Ophir Road, showing the existing trees towards the rear of the site, height of the garden wall + fence, and kink in the road beyond. The pattern of hipped roofs to the bay windows of the properties on Ophir Road is also seen.

Furthermore, we consider that the consented scheme, with a steep lean-to roof which obscures the existing bay window on the east side of the house, would be more dominant in views than the new proposals, which has a lower roof. The lower, part-pitched roof, is closer in design to the hipped roofs of the bay window and rear garage to 259 Brighton Road.

The case officer also suggested that the new extension be added under permitted development, however due to the plot being on a corner between two highways, a side extension would not be considered permitted development.

Design

The new application suggests the following amendments to the consented scheme:

- The footprint of the side extension is increased, eliminating the walkway between the side extension and boundary. The applicant and his family are all keen windsurfers and the larger footprint will provide adequate space for the storage of their equipment, which would be limited under the previously approved proposals.

- The roof is amended to be a part pitched roof. This roof would replicate the pitch and height of the porch roof, helping to designate the store as a subservient addition to the original house. In long views from Ophir Road, this lower roof will be less prominent than the 4.5m high lean-to roof previously proposed.

- The new proposals will not dominate views from Ophir Road due to the bend in the road. The previously consented fence and trees already block this part of the site from pedestrian eye level, and the increased width will have negligible effect. Views from first floor windows beyond will be impacted less due to the reduced height of the roof.

- The new proposals assimilate the pattern of houses along Brighton Road, where larger properties are commonplace - nearly every other sea-facing property in the immediate area is wider than the proposed overall width of 257 Brighton Road. The impact of building almost to the boundary is negated by the presence of Ophir Road which breaks the building line. Similarly, properties in Ophir Road commonly fill the site boundary, therefore the resulting width of the property will not look out of place in the surrounding area.