Design and Access Statement for work to 197 Brighton Road, Lancing, BN15 8JB

Introduction

This statement is submitted in support of the householder planning pre-application by Mr & Mrs Rush relating to the site at 197 Brighton Road, Lancing, BN158JB. Planning permission is sought for a ground floor extension to the front and side of the existing 2 storey property.

Amount

The proposal will provide a usable floor area (GIA) of approximately 14.5 sq m.

Use & Layout

The property is a private dwelling comprising a kitchen, dining room, lounge, 3 bedrooms, 3 bathrooms, sun room, and a small office with separate access from where Mr & Mrs Rush operate a business.

The proposed extension will contain a new kitchen and WC for users of the office, plus an enlarged GF bedroom, and new 1F roof terrace accessed from one of the 1F bedrooms. This will provide necessary ancillary space for Mr & Mrs Rush's business within the property.

Scale & Form

The modest scale and squared off form of the proposed extension is proportionate to the existing property. The height and depth do not exceed that of the host building. As such, it is considered that the extension has been designed to be respectful of neighbours' privacy, daylight and outlook, and will not cause harm to the current amenity enjoyed, nor cause any suffering by direct overlooking.

Appearance & Design Quality

The proposed design employs a new pitched roof over the extension, and also replaces part of the existing flat roof over the current office space, thus allowing new rooflights to provide daylight into the back of the room. Walls are finished in a white render to match the host property, and new composite rainscreen boarding occupies the upper areas of the new and existing gable ends. The 1F terrace is guarded with glass panels. Through a sensitive choice of high quality building materials and careful detailing, it is anticipated the proposed development will be a well-designed and attractive addition to the existing building.

Sustainable Development

The extension will incorporate energy efficient measures comprising enhanced building u-values and glazing specifications, low energy internal lighting and heating, plus naturally derived and recyclable building materials where appropriate.

Landscaping

There is no significant re-landscaping proposed.

Access

There will be no change to the current access arrangements as a result of the proposals.