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Design & Access Statement Rev1

FOR

***Erection of a single-storey extension to the outbuilding, internal alterations and
associated works***

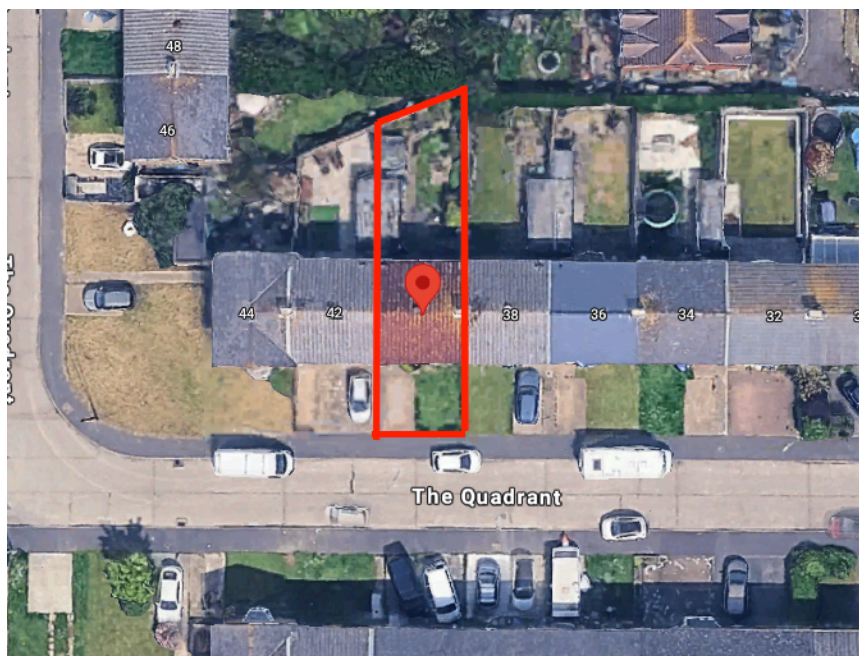
AT

***40 The Quadrant
Goring-by-Sea
BN12 6HE***

PREPARED BY
Edward Wang

1.0 Introduction

This report has been prepared to accompany the Householder Planning application for the erection of a single-storey extension to the outbuilding, internal alterations and associated works, at 40 The Quadrant, Goring-by-Sea, BN12 6HE. This report should be read in conjunction with the drawings submitted along with the application.



2.0 Site and Location

The application site is located within a large, dense residential area characterised predominantly by terraced dwellings with an outbuilding. The site is not situated within a conservation area, and the host property is not a listed building.

The property comprises a mid-terraced single-family dwellinghouse. The applicant seeks to extend the outbuilding in order to improve the quality and usability of the outbuilding, specifically by providing a better-sized summer house and a shower.

3.0 Use

The proposal will not change the current use as a C3 single-family dwelling house.

4.0 Amount

The application site has an approximate area of 180 sqm. The proposed outbuilding will have an internal floor area of 17.8sqm.

5.0 Layout

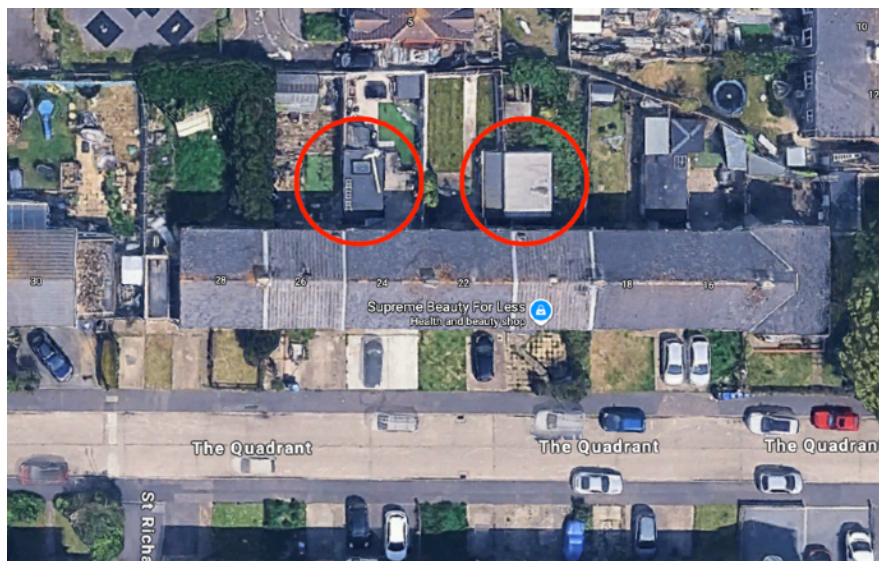
The existing outbuilding will be extended with properly insulated walls, floor and flat roof, which will make it usable space for the family. The WC will be extended to be a shower, and the remaining area will be a summer house for entertainment, which will be subordinate to the host building.

6.0 Scale

The proposed extension will align with the flank wall of the existing outbuilding, measuring approximately 6.48 m in length, extending 1m from another flank wall. The total width will be 3.68m, incorporating the existing outbuilding. The height will be 2.5 m, which will be within the permitted development allowance.

In addition, there are numerous comparable outbuilding extensions in similar circumstances within the vicinity that have been approved and constructed, including those at Nos. 20 and 24 The Quadrant.

These provide strong precedent for the proposed development.



7.0 Landscaping

N/A

8.0 Appearance

The proposed development will utilise materials that match the existing property in terms of appearance, quality, and finish, ensuring a cohesive and sympathetic design. The outbuilding will feature a flat roof. The external walls will be constructed in matching brickwork to ensure visual continuity with the host building. All proposed windows and doors will be uPVC double-glazed units in white, consistent with the existing fenestration.

9.0 Access

N/A

10.0 Conclusion

In summary, the proposal should be considered acceptable in principle. The proposed outbuilding introduces a modest extension that is appropriately scaled and reflects a form of development that is well established within the surrounding area.

The proposal will preserve the architectural character of the host building, with all new works designed to match the appearance, materials, and style of the existing property. The development will not result in any unacceptable harm to neighbouring amenity, including impacts on daylight, sunlight, outlook, or privacy.

Overall, the proposal represents a well-considered and sympathetic form of development that accords with the prevailing character of the area and relevant planning considerations, and it is therefore respectfully requested that planning permission be granted.