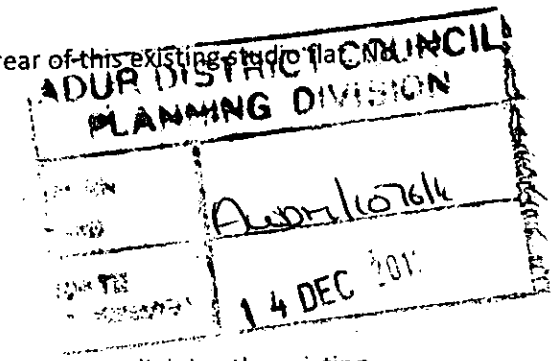
Design & Access Statement

Proposed Extension at 39 Highdown, Southwick

Proposed Use

The proposals are to provide an additional sitting area to the rear of this existing studio flat. No change of use is proposed.



Amount

The proposals will provide 7.1 sq.m of floor area.

Layout

The proposals will be an addition at the rear of the existing dining area adjoining the existing kitchen. This arrangement will provide a sitting area separate from the existing front studio room which will therefore become used solely as a bedroom.

Scale

The extension will only project 3.2m into the rear garden area and, being single storey and flat roofed, will adopt the lowest possible profile.

Landscaping Appearance

The proposals will stand on an existing patio area. The remaining garden area to the rear will be untouched. The use of a flat roof reduces the bulk of the building and will match the adjacent store.

Context

The orientation of the building will significantly reduce the overshadowing impact of the extension whilst, at the same time, will enhance the privacy to the rear of No 41. The scheme raises no new issues in respect of overshadowing or overlooking.

Access

Access into the extension will be direct from the existing dining area. Access into the flat generally is not affected by the proposals.