Design & Access Statement

Project:	**Proposed first floor extension, alteration of existing roof to form new first floor external terrace, new windows to side elevations and new rooflight**
Site Location:	**39 Mill Lane** **Shoreham-By-Sea** **BN43 5NA**
Date:	27th **July 2019**

USE

1.0 Overview

1.1 This planning submission describes the following list of works to the above address:

- Removal of window/ partial dormer to first floor bedroom
- Removal of existing lean to mono-pitch roof over kitchen
- First floor extension to bedroom with french doors to rear elevation and obscured window to north west side elevation
- New flat roof over kitchen to form first floor terrace with balustrade and privacy screen
- New rooflight to north west side elevation
- New obscured window to south east side elevation

2.0 Background History and Context to the Site

2.1 The property is a two storey, three bedroom dwelling, located on Mill Lane in Shoreham-by-Sea. The original house has been extended and altered over the years with a large ground floor kitchen extension to the rear with first floor extension in the mid-nineties and a new conservatory in 2014.

2.2 Site Photographs



Street elevation from Mill Lane

AMOUNT

3.0 Accommodation

The following breakdown lists existing and proposed gross internal floor areas.

Gross Internal Floor Areas

Accommodation	Area (m2)
Existing – Ground floor	108
Existing – First floor	48
Existing Total:	**156**

Accommodation	Area (m2)
Proposed – Ground Floor (as existing)	108
Proposed – First Floor	53
Proposed Total:	**161**

LAYOUT

4.0 The existing dwelling features living spaces at ground floor with three bedrooms and a family bathroom at first floor. The proposals will extend the master bedroom at first floor and provide a first floor external terrace to the rear of the property.

4.1 The proposed first floor terrace is situated above the existing kitchen to the west corner of the property. The existing garage and neighbours garage at no. 41 are located immediately to the west of the terrace and minimise any potential overlooking to the neighbours garden. To further prevent overlooking we are proposing a 1.6m tall timber slatted privacy screen that runs along the majority of the side of the terrace.

4.2 The proposed extension and terrace are situated on the side and rear elevations and will have a minimal impact on the existing property from the street.

4.3 The proposed windows to the side elevation will be obscured and the proposed rooflight to the side elevation will be located over 1.6m from the internal floor level.



Existing view to garden of no.41 from first floor bedroom window over garages.

SCALE

5.0 The proposed extension has been designed to follow the pitch of the existing catslide roof with a small flat roof area to ensure the ridge height matches that of the existing rear first floor element, under the primary ridge of the house.

LANDSCAPING & ACCESS

6.0 The existing garden and access will be retained as existing.

APPEARANCE

7.1 External walls-
We are proposing a brick finish to the extension to match the existing dwelling.

7.2 The proposed roof will be finished with tiles to match the existing. The flat roof element will be finished in GRP or single ply membrane, but will not be visible from ground level.

7.3 Windows and Doors
The proposed windows and doors will be uPVC to match the existing. The proposed rooflight will be a Velux type with dark grey/ black powdercoated finish.

ADDITIONAL INFORMATION

8.0 Users of the Building

Our proposal describes alterations and extension to a three bedroom family house to be occupied by the applicants.

9.0 Access to and within Site

9.1 Approach to the Dwelling
The entrance to the dwelling will remain unchanged.

9.2 Car Parking & Vehicular Access
The existing parking arrangement will remain unchanged by the proposals.

10.0 Flooding

According to the Environment Agency's Flood Map, the site is not in an area of flood risk.

11.0 Considerations Towards Sustainability

The proposed extension will be insulated to meet or beat current stipulations of the latest version of Part L of the Building Regulations.

12.0 Conservation Areas

12.01 The building is not located within a conservation area.

13.0 Archaeologically Sensitive Areas

13.01 The building is not located within an Archaeological Notification Area.

13.02 This is not a schedule of Ancient Monument or Historic Park and Gardens

14.0 Pre-application advice

14.1 A draft of the proposals was submitted to Adur and Worthing Council in April 2019. We received the following feedback.

I visited the site today and am of the view that the proposed first floor rear extension and terrace could be supported in principle. It would not be particularly noticeable from the street and would not detract unduly from the character of the existing house.

The proposed terrace does have the potential to increase overlooking towards No. 41 Mill Lane. While I note your point about the existing garages restricting the extent of overlooking, it may be that a higher privacy screen will be needed along the side of the terrace.

14.2 Following the initial advice we have undertaken the following actions:

- Reduced the proposed number of rooflights.
- Introduced a privacy screen to the north west elevation of the proposed terrace.