Design & Access Statement

Proposed Extension & Replacement Windows at

8 St. Julians' Lane, Shoreham

ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/ 0717/12
DATE VALID 18 JUN 2012

Proposed Use

The proposals are for the erection of a two storey rear extension to provide an additional bedroom and new family room/kitchen. Replacement windows are also proposed for the front elevation in this Conservation Area. No change of use is proposed.

Amount

The proposals will provide an additional 84 sq.m of floor area.

Layout

The ground floor of the extension will be one large room with access (formed via the former cloakroom) from the ground floor entrance hall. The former kitchen will be partially divided to provide a separate utility room. The first floor extension will consist of an additional double bedroom accessed directly from the existing landing. The existing rear bedroom will be enlarged and much of this existing room will be divided to form an en-suite shower room and dressing area.

Scale

The profile of the rear extension will match that of the existing dwelling and, with a rear projection of 3.8m the impact upon the adjacent properties is negligible. The roof of the rear extension, being hipped to the rear and with a catslide roof to the west, will provide the least-intrusive profile possible.

Landscaping & Appearance

The proposed extension will largely cover an area presently occupied by patio/paths and border edging. These features will be re-established beyond the extension in, what is, the large rear garden. The extension will be built using materials to match the existing building and the profile will match that of the original design. The removal of the existing single glazed metal framed front windows will significantly enhance the building appearance within the Conservation Area.

Context

The proposal will provide enhanced accommodation for this established family dwelling sitting on a generous plot. Previous extensions at No 6 St. Julians' Lane project significantly beyond the rear of the proposed extension at No 8 and, consequently, there will be no overshadowing of the rear garden at No 6. The extension sits beyond the garage of No 10 and, similarly, no overshadowing of the rear garden will occur. The scheme raises no new issues in respect of overlooking or overdevelopment and therefore accords with the objectives of the Local Plan.

Access

Access into the property from the street is not affected by these proposals. The use of multi-fold doors to the rear will provide enhanced access into the large rear garden.