DESIGN & ACCESS STATEMENT

Proposed Single Storey, Rear Extension
11 Saxony Road, Worthing, West Sussex. BN14 7AT

Context:
11 Saxony Road is a semi-detached, chalet-bungalow. My clients wish to build a rear extension, within the confines of the current GPDO legislation, i.e. greater than 3m deep, but less than 6m deep, measured from the original building. The highest part of the eaves will be below 3m from the lowest ground level and the maximum height will be below 4m from ground level – as can be seen on the Section.

Amount:
The rear kitchen bay and rear conservatory are to be demolished in favour of the new extension. 9.715 sq.m. to be demolished. The proposed extension will be 5.5m deep x 8.8m wide. (48.40 sq.m.). This equates to 38.685 sq.m. of extra construction.

Layout:
The existing layout will not alter – other than to accommodate the proposed extension. The rear addition will improve the kitchen and dining facilities in this property, with bi-fold doors providing access out into the existing, south facing garden.

Scale:
The scale and proportions of the front elevation will not alter. The proposed rear addition will be constructed on the south elevation, away from the street scene. As stated, the overall height will be below 4m from ground level (from lowest ground level to the top of the lantern light).

Landscaping:
Landscaping will not alter.

Appearance:
From the front, the appearance of the property will remain unaltered. The proposed single storey addition will only be seen from the side and rear elevations.

The proposed addition will have a plain concrete tiled apron roof, to hide the grey flat roof and a 2.4 x 1.2m double glazed, lantern light positioned over the kitchen area. The external walls will match those seen on the existing property, i.e. lower walls are to be stock brickwork, with upper walls having a painted, sand cement render finish. New, powder-coated aluminium fenestrations and upvc rainwater goods will match the existing.

Access:
Pedestrian and vehicular access will not alter. The new extension will incorporate a side elevation, pedestrian door, together with bi-fold doors on the south elevation, exiting into the rear garden.

General:
I am of the opinion that the proposed work falls within the permitted development criteria, under the GPDO, where 'Prior Approval' has to be sought due to the depth of the proposed addition. Note: This rear addition will not affect the main street scene. I am therefore of the opinion that the proposal will not cause any demonstrable harm to this chalet-bungalow or its setting.

Please do not hesitate to contact me should you have any questions regarding my clients' intentions.

FLOOD RISK ASSESSMENT

11 Saxony Road, Worthing sits within Flood Zone 1.

Land within flood zone 1 has a low probability of flooding from rivers and the sea

Surface water, ground water, reservoir
The environment agency's flood map does not indicate any risk of flooding from surface water or ground water in this area.