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Design and Access Statement

Application by: Western Building Consultants Ltd

Proposal: Dormer extensions

Site: 285 Old Shoreham Road, Southwick, Brighton, BN42 4LP

Introduction

This statement has been prepared by Western Building Consultants on behalf of their client: the owner of 285 Old Shoreham Road, Southwick, Brighton, BN42 4LP. It has been produced to support the proposal for the addition of two side dormers. This statement explains the key design principles that have been used to develop details scheme, and should be read in conjunction with the drawings submitted as part of the application.

Site Description

The application site is located to the east of Brighton in Southwick. The site does not lie on any designated land such as conservation areas.

Currently the 320 m^2 site contains the applicants' detached bungalow with a garden to the rear.

The application site is the roof which currently supports an existing dormer to the rear. The house is 11m deep 7m wide and has a footprint of 77 m^2.

The dwelling is located on the main road of Old Shoreham Road the A270, in a street scene of other dwellings and a nursing home.

The existing dwelling is finished with brick and a concrete double roman tiled roof.

Proposal

The proposal is to maximise the existing loft space adding dormer to both sides of the roof.. The proposed dwelling will have the same footprint as existing.

The proposal is designed in proportion to the existing building and within the limits of Class B permitted development so it can be built without planning permission. We can categorize it as a C3 (a) house as it is a single family house.

The volume of the proposed dormers including the volume of the existing dormer equals 19.5m^3. Permitted development rights allow for additional roof space to be created in a detached dwelling up to 50m^3 and as such the proposal is well within this limit. No part of the proposed dormers project beyond the plane of the roof to the principle elevation. The materials are to be in keeping. No part of the dormer extends beyond the highest part of the existing roof. The dormer face is set back further than the 20cm minimum from the eaves. Windows to the side elevation are obscure glazed and only open above 1.7m.

As shown in the attached plans, the conservatory is situated adjacent to the existing house and will not extend more than 3m from the existing and original footprint of the building.

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The proposed extension is not forward of the principal or side elevation and does not front a highway. The materials used in the exterior facade are Reconstituted Bath Stone, matching the exterior of the existing house.