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ADUR & WORTHING PLANNING SERVICES	
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Replacement Rear Sun Room

The Beach Hut, 32 Beach Road, Shoreham-by-Sea

Design & Access Statement

1. Introduction

This statement is provided in support of the planning application for proposed improvements to the rear of 32 Beach Road, Shoreham-by-Sea.

2. The Building & Planning History

The house, originally constructed c.1970, is low-rise two storey masonry construction under shallow pitched concrete tiled roofs. It has previously been extended to the rear with a single-storey garden/sun room with roof terrace accessed exclusively via bedrooms above (applications SU/108/95/TP and SU/97/97/TP refer). The condition of this element has suffered as a result of the exposed nature of the site, and improvements are sought to address these issues.

This application seeks to attend to these inherent defects and improve the dwelling in so doing. Improvements include replacing the supporting steel post and beam structure, facilitating changes to the fenestration, including the installation of bi-folding doors and French doors to access the garden, together with operable windows on the eastern elevation where there is improved shelter from prevailing south-westerly winds.

3. Use

The building is a domestic dwelling house and no change to this is proposed.

4. Amount: Size, Volume, Layout & Scale

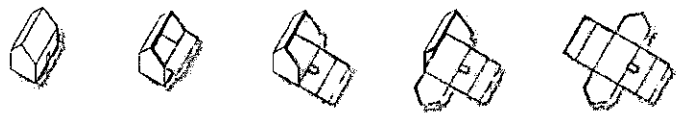
The proposal is essentially a direct replacement for that which already exists. The footprint is largely unchanged, and to this end its size, volume and layout are very similar. Terrace level, constrained by the position of the existing bedroom French doors, remains at the same level as existing, and represents the continuation of a long-established and previously approved facility. A fritted glass panel is maintained to the western side of the roof terrace to provide screening and protect neighbour privacy. Internally the kitchen is being extended into what is presently the conservatory. This aspect of the development comprises only internal works not materially affecting the external appearance of the building and would not of itself need planning permission.

5. Landscaping

No changes to the landscaping are proposed for consideration within the planning application. Consequential improvements to, and making good of, the rear garden landscaping as a result of the building works are anticipated, but the extent of these changes are likely to be limited to adjusting areas of permeable hard standing and therefore fall within the remit of the GPDO as amended.

6. Appearance

The appearance of the sun room, and building as a whole, is improved through ensuring that the glazing modulates evenly across the elevation, and care has been taken to refine the apparent roof deck thickness. Former uPVC cladding and clunky window framing has been eliminated in favour of slimmer powder coated aluminium elements and frameless glass balustrade.



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7. Access

The proposal retains the roof terrace at first floor level, which remains accessible from the bedrooms, but also via a new external stair constructed to the east of the dwelling, adjacent the flank wall of the dwelling, providing direct access between the terrace and the garden. This removes the need to access the terrace from the first floor bedrooms.

This new staircase is the only 'new' part of the proposed development. Everything else is either internal works or the replacement of the existing sun room, terrace and balustrade.

Being on the east side of the house, the stairs will be hidden by the house from views from the west. From the east, only the upper part will be visible, because the garden is enclosed by a nearly 2 metre high wall, and that part will be read against the blank eastern flank wall of the house. Aesthetically, it will represent an improvement by introducing a visual element on to a significant expanse of brickwork. Similarly, only the upper part will be visible from Beach Road to the north (some 30 metres away) as an enclosing wall and gate intervene. Views from the beach to the south are even more distant.

No loss of privacy will be involved. The staircase will overlook only the public access to the beach, and the unfenestrated western flank wall of 2 Old Fort Road. There will be an oblique view into the southern garden of 2 Old Fort Road; but this will be at a more acute angle, and from a lower height, than already exists from the existing terrace. It is also far more remote than the direct view into that garden which already exists from the public beach to the south.

Lastly, there will remain adequate space within the garden for access from the front to the rear of the property to the east of the new staircase.