Planning/design statement for detached dwelling (amendment to AWDM/1771/17) at:
The Old Rectory 55B Kingston Lane, Southwick

Context

The proposal as stated above is for the erection of a detached dwelling on the above plot.

Permission was granted under reference AWDM/1771/17 for the erection of a detached four bedroom house.

During the course of construction the building has altered internally and externally but still remaining the same size other than for a small link roof between the house and garage, a canopy to the door to the lounge and an open porch to the front door.

The fenestration has altered with the addition of two roof lights to the west elevation, repositioning of the personnel door and window to the garage, installation of new windows to the gables to the garage, additional window to the master bedroom en-suite and alteration to a first floor window to the south elevations.

The main alterations are internal which consist of an art studio formed over the garage including a new staircase to give access, alteration to the position of the bathroom and formation of en-suite bathrooms and the addition of a staircase from first to second floor giving access to a bedroom, playroom and store.

Amount

The proposal is as before for a five bedroom house with the size of the building as that previously approved.

Layout

The ground floor layout is identical to that previously approved and consists of a disabled WC, kitchen, garage and lounge/dining room.

The first floor consists of bathroom and four bedrooms with three having en-suite bathrooms. The first floor over the garage consists of an art studio.

The second floor consists of a bedroom, playroom and store.

Appearance

The appearance of the building will be similar to that previously approved other than the alterations mentioned above.

Access

Access to the site will be via the existing access off Kingston Lane serving The Old Rectory itself.

Access to within the property will be via the proposed front door.

Scale

The scale of the building will again be similar to that previously approved and is therefore considered not to be out of scale.

Landscaping

It is not proposed to carry out any landscaping as the rear is already laid out as a garden, albeit overgrown.