Design & Access Statement

Proposed Extension at 63 The Green, Southwick

Proposed Use

The proposals are for the demolition of the existing conservatory and the erection of a side/rear extension to enlarge the existing kitchen. No change of use is proposed.

Amount

The proposed extension will provide an additional 14.3 sq.m of floor area.

Layout

The extension will widen the existing kitchen up to the boundary wall providing an enhanced kitchen, together with a breakfast area. Natural light will be provided by substantial multi-folding rear doors and three roof lights.

Scale

The length of the extension will match the length of the existing building and the proposals include the removal of the existing conservatory which, at present, extends 3.7m beyond the existing building. The extension has a mono-pitch roof which offers the lowest profile adjacent to the boundary.

Landscaping and Appearance

The proposal stands on an existing paved area and will therefore have no impact upon the site landscaping. The elevations will be finished to match the existing and the extension itself will have no impact upon the Conservation Area.

Context

The proposals raise no new issues in respect of overshadowing or overlooking. Additionally, three existing side facing windows will be removed as a result of this scheme. The extension will provide a substantial addition to this family home set within the Conservation Area and accords with the objectives of the Local Plan and Adopted Planning Policy Guidance.

Access

Access into the extension is directly via the existing kitchen. Access into the garden will be greatly enhanced by the rear doors. Access into the building from the street will not be affected by these proposals.