



Mocatta House, Trafalgar Place, Brighton, East Sussex, BN1 4DU



Design & Access Statement

FOR

Hip to gable loft extension, change of the workshop door to a window, internal alterations and associated works

AT

***12 Lansdowne Way
Angmering
BN16 4LB***

PREPARED BY
Edward

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1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for a proposed hip-to-gable loft extension, replacement of the existing workshop door with a window, internal alterations, and associated works at 12 Lansdowne Way, Angmering, BN16 4LB.

This statement should be read in conjunction with the accompanying drawings and supporting documents submitted as part of the application.



2. Site and Location

The application site is located within an established residential area characterised by a variety of dwelling types, architectural styles and roof forms. The property is not a listed building and is not situated within a Conservation Area or any other designated heritage asset.

The application property is a semi-detached bungalow with existing accommodation within the roof space. The proposal seeks to improve the usability of the first floor by constructing a hip-to-gable loft extension to provide additional headroom. Similar loft extensions have been carried out on a number of neighbouring properties, demonstrating that this type of development is well established within the surrounding area.

3. Use

The property is currently occupied as a single-family dwelling (Use Class C3), and the proposal will not result in any change of use. The development is intended solely to improve the accommodation for the existing household.

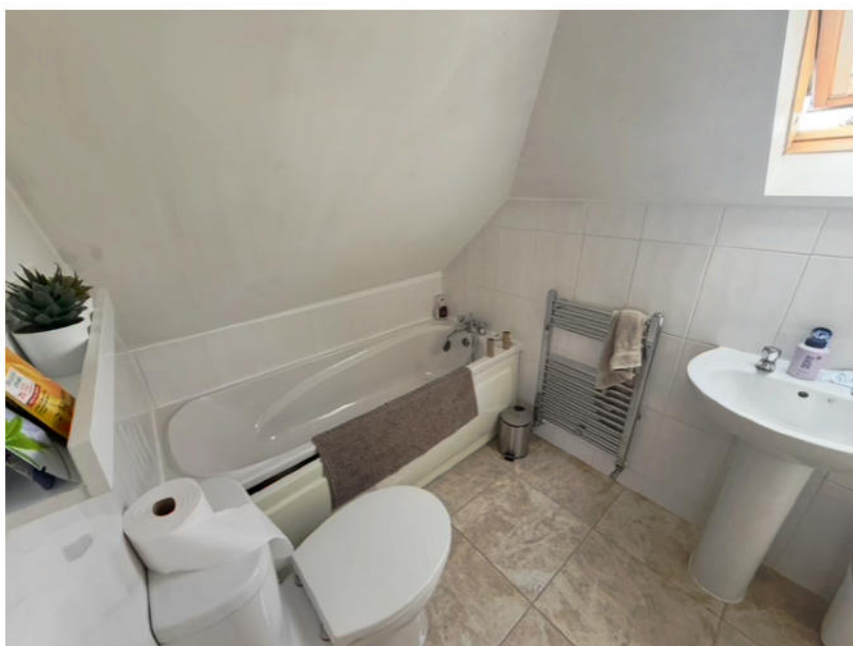


4. Amount

The application site extends to approximately 535m². The proposal does not increase the internal floor area. The proposed loft extension is designed to improve the functionality of the existing first-floor accommodation by providing sufficient headroom to accommodate a shower within the en-suite bathroom.

5. Layout

The internal layout has been designed to improve the functionality and practicality of the dwelling while minimising external alterations.



The existing workshop door will be replaced with a window to serve the workshop. At first-floor level, the proposed hip-to-gable extension will increase usable floor space and headroom within the existing roof accommodation, allowing the en-suite bathroom to accommodate a full-height shower comfortably. The proposal represents an efficient use of the existing building without materially altering its overall footprint.

6. Scale

The proposed hip-to-gable extension has been carefully designed to remain proportionate to the existing dwelling.

The extension projects approximately 3.12 metres with a maximum height of approximately 2.38 metres. Its scale is considered modest and subordinate to the host property. Furthermore, similar and, in some cases, larger loft extensions are evident on neighbouring properties, indicating that the proposed scale is compatible with the established pattern of development in the area.

7. Landscaping

No changes are proposed to the existing landscaping, external amenity space or boundary treatments.

8. Appearance

The proposal has been designed to integrate sympathetically with the existing dwelling. External materials will closely match the existing property in terms of colour, texture and appearance. The roof of the proposed extension will be finished using roof tiles to match the existing roof. The new gable wall will incorporate tile hanging to match, or closely resemble, the existing roof tiles, ensuring a cohesive appearance.

The proposed side window serving the loft accommodation will comprise a white uPVC double-glazed window. As this window faces the public highway rather than neighbouring private amenity space, obscure glazing is neither necessary nor proposed.

The proposed replacement window serving the workshop at ground floor level will be a grey uPVC double-glazed window, matching the colour, design and appearance of the existing front elevation windows to ensure a cohesive and sympathetic appearance.

Overall, the proposed alterations will preserve the character and appearance of the dwelling while providing a high-quality design that respects the surrounding streetscape.

9. Access

The proposal does not alter the existing vehicular or pedestrian access arrangements. The dwelling will continue to be accessed via the existing driveway and entrance. No changes are proposed to parking arrangements or site circulation.

10.0 Conclusion

The proposed development represents a modest and well-designed alteration to the existing dwelling. The hip-to-gable extension and associated works have been carefully designed to complement the host property and reflect the character of the surrounding residential area.

The proposal will improve the functionality and quality of the existing accommodation without resulting in unacceptable impacts on the appearance of the dwelling, neighbouring residential amenity or the wider street scene. The scale, design and materials are appropriate to the site and are consistent with similar developments within the locality.

Accordingly, the proposal is considered to accord with the relevant planning policies and should be supported through the grant of planning permission.