

Design & Access Statement

Project: **Single storey extensions to the rear**

Site Location: Ariston, Water Lane, Angmering, Littlehampton, BN16 4EJ

Date: April 2020

USE

1.0 Overview

1.1 This Certificate of lawfulness submission describes extensions to the above property.

1.2 List of proposed extensions and alterations:

- Proposed ground floor extension to the rear, including flat roof

2.0 Background History and Context to the Site

2.1 The applicants are the current owners of the site and are currently living in the dwelling. A Certificate of Ownership 'A' has been used in this planning application.

2.2 The existing dwelling is a semi- detached house built circa 1960.

2.3 The house is positioned within a 200m² plot

2.4 Site Photographs

Below – Front elevation in context



Below – Aerial image of existing property



AMOUNT

3.0 Accommodation

The following breakdown lists existing and proposed gross internal floor areas.

Gross Internal Floor Areas

Accommodation	Area (m2)
Existing - Ground Floor	43
Existing – first floor	38
Existing Building Totals:	81

Accommodation	Area (m2)
Proposed - Ground Floor	53
Existing – first floor	38
Proposed Building Totals:	91

LAYOUT

- 4.00 The proposed alterations and extensions at ground floor will create a larger kitchen area.
- 4.01 For further information, the proposed and existing layouts have been clearly indicated on the submitted drawings.

SCALE

- 5.0 The proposed extensions will result in a slight increase in usable internal floor area (10m²). We feel the site is appropriate for a larger dwelling than the existing house.

LANDSCAPING & ACCESS

- 6.1 No works are intended as part of this application

APPEARANCE

- 7.1 External walls-

Existing – Painted brick finish

Proposed – New walls, painted brickwork to match existing

- 7.2- ROOF

Existing – Pitched tiled roof

Proposed – Proposed flat roof existing

- 7.3 Windows and Doors -

Existing door and windows – Upvc double glazed windows

Proposed doors and windows to match existing style with double glazed units.

ADDITIONAL INFORMATION

8.0 Users of the Building

Our proposal describes a three bedroom family house.

9.0 Access to and within Site

- 9.1 Approach to the Dwelling

The principle of the entrance to the dwelling will remain unchanged

9.2 Car Parking & Vehicular Access

The existing parking strategy will remain unchanged by the proposals, parking to the rear

10.0 Flooding

According to the Environment Agency's Flood Map, the site is not in an area of flood risk.

11.0 Considerations Towards Sustainability

The following points have been considered with regard to minimizing the project's embodied energy and other environmental impacts in terms of its construction and use:

11.1 Atmospheric Impacts

The proposed extensions will be insulated to meet or beat current stipulations of the latest version of Part L of the Building Regulations.

11.2 Foul Drainage Impacts

Reuse of existing connections where possible.

11.3 Community Safety Impacts

It is assessed by the Design Team that there will be no material change to the level of natural surveillance of the property or to the surrounding streets.

11.4 Land Use Impacts

The proposals make no material impact to land use impacts over that of the existing

12.0 Conservation Areas

12.01 The building is located within a conservation area.

13.0 Archaeologically Sensitive Areas

13.01 The building is not located within an Archaeologically Sensitive Area.

13.02 This is not a schedule of Ancient Monument or Historic Park and Gardens

Lawful Development

8.0 Why we consider the proposed extension to Lawful Development.

We are aware of the new document published – “Permitted development for householders’ Technical guidance by Communities and Local Government. We have studied this document very carefully and believe that our proposal indicated on our drawings falls within our permitted development rights.

Permitted development

Conditions A.1

- A) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); *The area of our proposal does not exceed 50%*

- B) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse; *Our proposal is not higher than the ridge line of existing house.*
- C) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse; *Our proposal does not exceed the height of the eaves to the existing dwelling.*
- D) the enlarged part of the dwellinghouse would extend beyond a wall which—
 - (i) fronts a highway, and
 - (ii) forms either the principal elevation or a side elevation of the original dwellinghouse; *-Our proposal is located to the rear and doesn't extend beyond the principal elevation.*
- E) the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or - *Our proposal does not exceed 3.0 metres*
 - (ii) exceed 4 metres in height; *Our single storey proposal less than 4 metres in height.*
- F) the enlarged part of the dwellinghouse would have more than one storey and—
 - i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse; *N/A*
- G) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres; *does not exceed 3m*
- H) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
 - (i) exceed 4 metres in height, *Does not exceed 4m*
 - (ii) have more than one storey, or *N/A*
 - (ii) have a width greater than half the width of the original dwellinghouse; or (i) it would consist of or include— *N/A*

Conditions A.2- *does apply to this project as the house is located in article 1(5) land however there are no article directions in place preventing a single-story extension to the rear being constructed under permitted development.*

Conditions A.3- Development is permitted by Class A subject to the following conditions:

- (a) The material used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. - *External walls to the single storey extension will match existing house.*
- (b) Any upper-floor window located in a wall or roof forming a side elevation of the dwellinghouse shall be:
 - (i) obscure-glazed and - *N/A*

- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. *N/A*

Based on the above information we believe that we can complete our proposal under our permitted developments rights.