

DESIGN & ACCESS STATEMENT
TO ACCOMPANY THE PLANNING APPLICATION
for
PROPOSED REAR SINGLE STOREY EXTENSION
at
115 DOWNS WAY
EAST PRESTON

1.0 Introduction

1.01 This design statement has been prepared to accompany the Householder Planning application for the proposed single storey rear extension at 115 Downs Way, East Preston, BN3 6DE. This report should be read in conjunction with drawings submitted along with the application required to form part of a planning application to show due consideration has been given to the site and the property is the result of an evaluation and design process.

2.0 Site location and description

2.01 The site lies in a residential area of East Preston, West Sussex and is part of terraced properties to the eastern end of Downs Way that are perpendicular to the main thoroughfare. It is the third house of three in the first terrace when approached from the eastern end.

2.02 The property is a modern masonry built house with cavity construction and a shallow pitched roof. It has gardens front and back and at the rear is a dated timber framed conservatory in need of replacement. Some adjoining and adjacent properties of the same stay have had recent improvements with rear extensions of similar design to the proposal on this property

3.0 The Proposal

3.01 Street Scene: The street scene is not affected by the proposed rear extension

3.02 Appearance: The proposal is to demolish the existing conservatory, and erection of a single storey rear extension that is approx. 5.1m wide by 4.95m deep. The approx. height to proposed eaves is 3.2m incorporating a new proposed pitched roof design with 2 no. roof windows. The north and south elevations will not incorporate any new structural openings. The southern side is 200mm from the boundary as discussed with the adjoining neighbour and to avoid potentially a drain that may be sited on the boundary line. The west rear elevation will include 1 no. bi-folding door set, and will be 12.1m to the boundary. The structure will be constructed in masonry (to match) extension with mono pitched roof, rooflights and felt roof finish. The design of the extension is sympathetic to the character of the host dwelling and by design have minimal impact on neighbour amenity.

3.03 The garden currently has an old unused garage which is planned for removal in the future and is 16.1m in length. The extension project 4950mm from face of the existing house and is under 4m high. The remaining garden does meet local authority

3.04 There is a drain / manhole that may clash with the new foundations so due to the introduction of a ground floor WC a new MH will be installed in side pathway and the drain realigned to miss or be affected by the construction works.

3.05 Internal alterations are proposed to enhance the future longevity of the property updating to more modern requirements of additional toilet and greater family living space whilst retaining rear utility space in the rear garden once garage removed.

4.0 Conclusion

4.01 The proposed fenestration enhancements should be considered acceptable in principle. The proposal would improve and retain existing architectural characteristics and not harm neighbouring amenity and privacy.