

DESIGN AND ACCESS STATEMENT

Proposed Extension at 23 Arundel Road, Angmering, BN16 4LA

May 2018

Introduction

Mr and Mrs Strudwick live at 23 Arundel Road. It is a brick and tile, two storey end of terrace house with 3 bedrooms, on site parking and a good sized rear garden. It is their wish to add a two storey rear extension to provide a larger kitchen, dining family space in addition to a ground floor WC and utility area. The first floor will form a master bedroom.

Context

Arundel Road is located within the county of West Sussex which is in the South East region of the UK. 48.43 miles South from the centre of London, 12.84 miles East from the centre of Chichester, 15.02 miles West from the centre of Brighton and 22.03 miles West from the centre of Lewes. The house is a former Local Authority owned house.

The character of the area is determined by brick walls, plain tile pitched roofs and traditional forms. Houses are generally 2 storey, semi-detached houses or short terraces facing and set back from the street. The area has spacious quality due to good sized gardens.

Planning/Design

The house currently has a cramped kitchen/dining area across the rear of the house. It is proposed this area is opened up and extended into the new extension to provide a family area. A new door opening is shown from the kitchen into a new side extension which will provide the house with a ground floor WC as well as a utility area.

On the first floor the existing rear bedroom is converted into an ensuite and a new window opening formed on the south wall for the existing bathroom. This window will have obscured glass.

On the ground floor the rear extension extends 5.5m, leaving 11.5m of garden, and is set back 1075mm from the north boundary at the rear wall of the house. This dimension is the result of moving the extension's north wall as far away from the north boundary as possible whilst allowing enough space to form a new access into the extension at first floor level. The south side extension is 1m from the south boundary. The extension ridge height is determined by matching the existing roof pitch.

To help reduce impact for the neighbour the first floor level the new bedroom element is smaller than the ground floor foot print.

As the house is set within generous a generous plot the total site coverage remains at a low ratio.

Amount

The guidance for Permitted Development on the Planning Portal website states;

Extensions of more than one storey must not extend beyond the rear wall of the original house by more than 3m.

Maximum eaves and ridge height of extension no higher than existing house.

If extension is within 2m of a boundary maximum eaves height should be no higher than 3m to be permitted development., as far as practical.

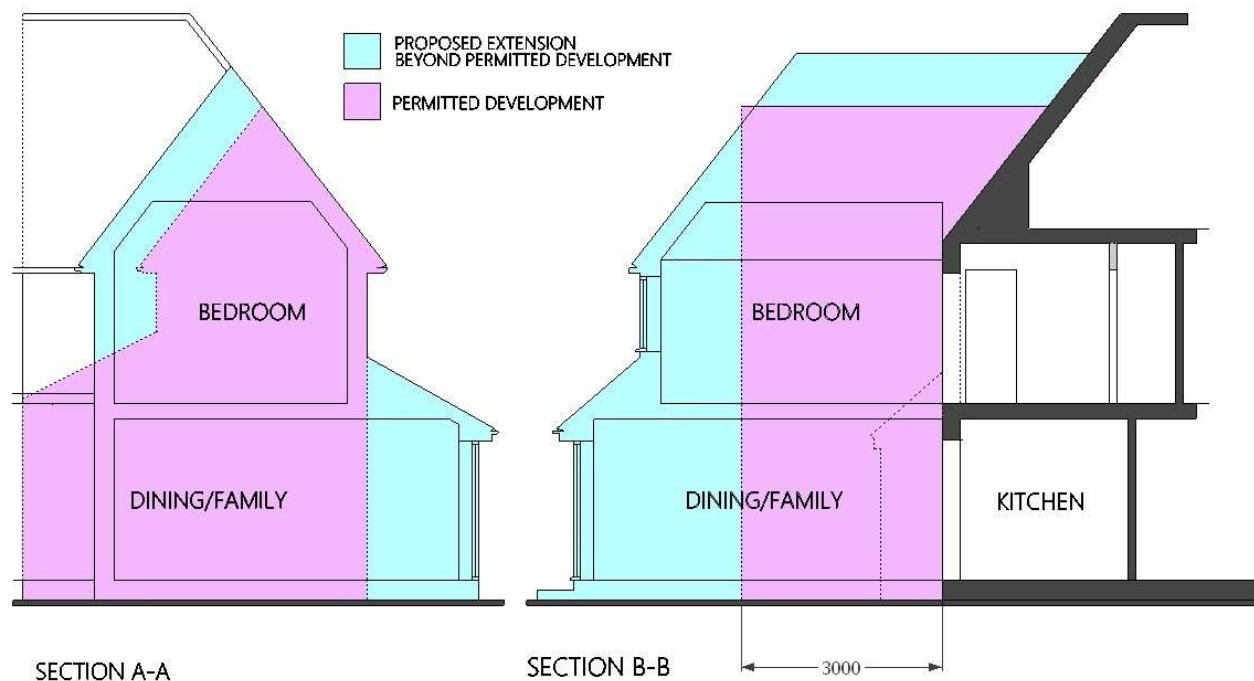
Roof pitch of extensions higher than one storey to match that of the existing house.

Planning approval is sought as the proposals are larger than those allowed under Permitted Development.

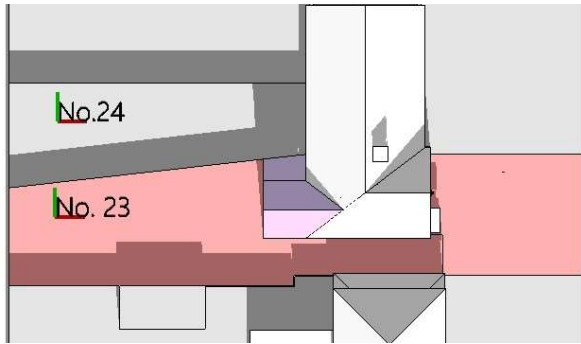
The relevant Policy within the current Local Plan 2003 is Policy Dev19 Extensions to Existing Residential Buildings, and in particular section (iii) which states; *the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;*

This requirement is also included in Policy D DM4 “Extensions and alterations to existing buildings (residential and non-residential)” of the Emerging Local Plan 2014.

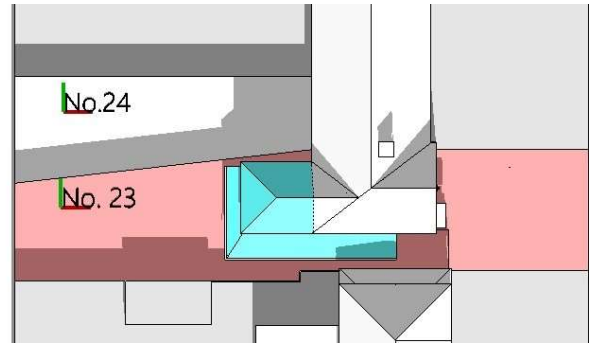
The diagram below indicates the amount of proposed development beyond that allowed under Permitted Development rights.



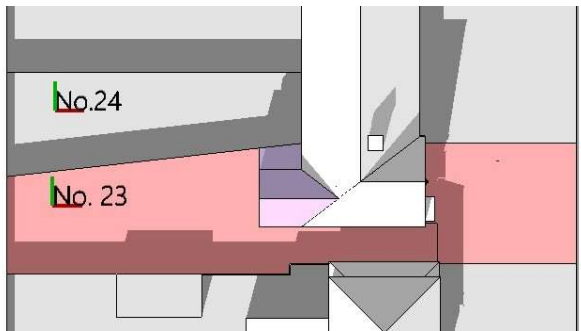
To compare the effect of shadows cast by Permitted Development against those cast by the proposed extension, hourly sun tracking has been carried out from 12:00 to 16:00 on a 3D computer model using the noon equinox sun angle of 38.5 degrees. These are shown below;



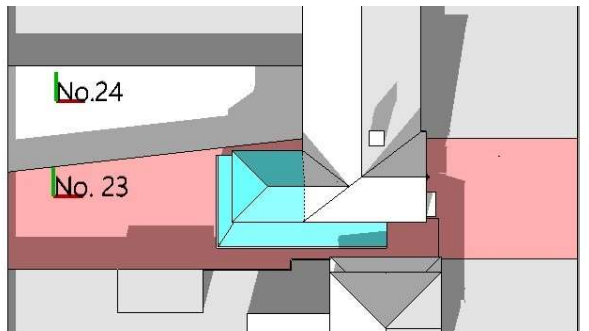
Permitted Development at 12:00



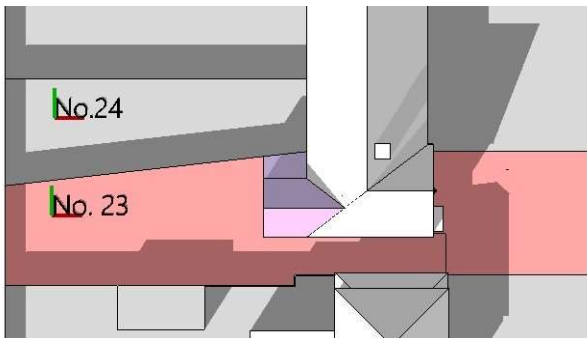
Proposed Extension at 12:00



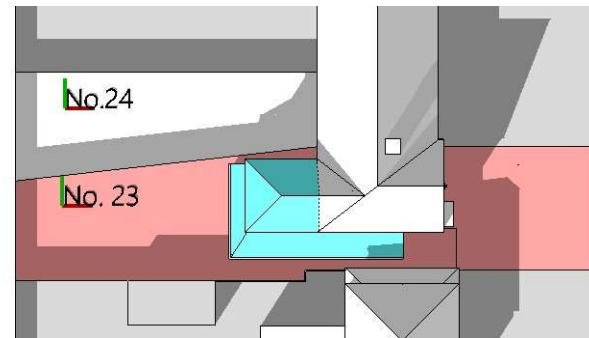
Permitted Development at 13:00



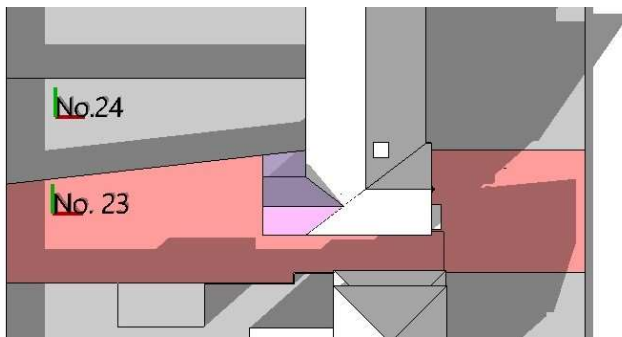
Proposed Extension at 13:00



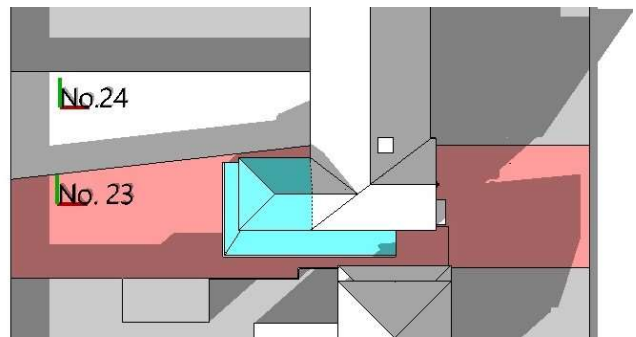
Permitted Development at 14:00



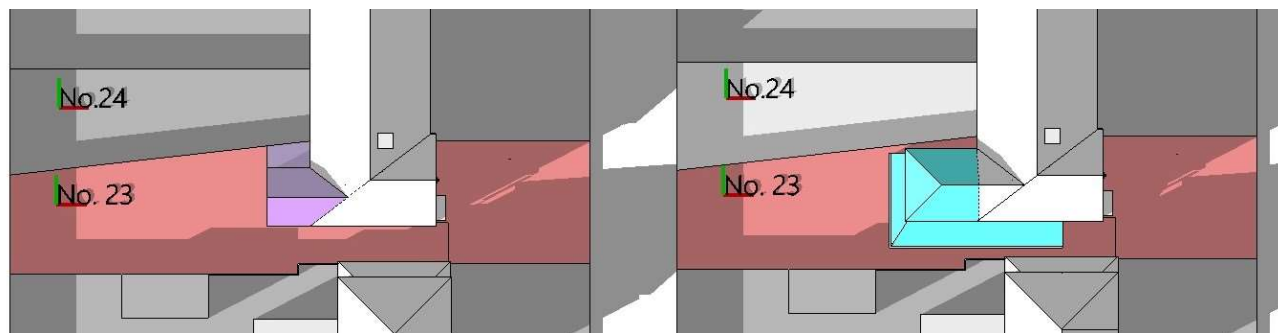
Proposed Extension at 14:00



Permitted Development at 15:00



Proposed Extension at 15:00



Permitted Development at 16:00

Proposed Extension at 16:00

These diagrams indicate the shadows cast between 12:00 and 16:00. They illustrate that there is no significant difference between the shadows cast by an extension conforming with permitted development and the proposed extension. The garden of no.24 maintains high levels of direct sunlight with a slight increase in shadow close to the rear of the house between 13:00 and 14:00.

The rear elevation of no.24 has windows to a kitchen and pantry at ground floor level and a bedroom and bathroom at first floor level. The bedroom is located adjacent to no.23.

The rear of the garage at no.22 has recently been converted into a drum practice room and is not used as a habitable space.

Appearance

To maintain a simple and integral form the extension roof is a seamless continuation of the existing south side roof with a hipped arrangement at the rear(west) and roof pitches to match the existing. The extension will only be visible from the street through a narrow gap between houses and would be obscured by the mature holm oak at the street boundary.



West Elevation (Rear)



East Elevation (Arundel Road)

Materials

Walls – face brick work to match existing

Roof – plain clay tiles and hip fittings to match existing

Windows – white UPVC to match existing

Conclusion

The proposed extension will provide important additional accommodation to the house which due to its semi-concealed location and design will have minimum impact on the character of the area. The roof forms and materials match the surrounding architectural character and preserve the spacious quality of the area.

To help reduce the impact on the adjoining neighbour the extension has been set back from the boundary with the first floor element set back from the ground floor element. This also helps reduce any sense of overbearing.

The over shadowing created by the new work has been shown to create only slightly more shadow than that created by an extension conforming to Permitted Development. There are no windows in the north elevation removing any issues of overlooking.

In conclusion, the design of the proposed extension has been well considered and has an integrity with the original house and will provide a valuable contribution to the amenity of this family home.