

Proposed Extension & alterations to
57 Manor Way,
East Preston,
West Sussex BN16 1PY

Supporting Planning Statement

November 2025

saville jones | architects



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Design & Access Statement – November 2025

Contents

- 1.0 Introduction
- 2.0 The Site
- 3.0 Planning History
- 4.0 Context
- 5.0 The Application Proposal
- 6.0 Sustainability & Energy Efficiency
- 7.0 Planning Policy Considerations
- 8.0 Conclusion

Appendices

Photographs

Nov 2025



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Design & and Access Statement – November 2025

1.0 Introduction

- 1.1 This statement has been prepared to support a Householder Application for Planning Permission for a single-storey side extension and other minor alterations.
- 1.2 This statement forms the design and access statement which describes the site and its surroundings, the development in detail and how it responds to its context.
- 1.3 The Planning Statement should be read in conjunction with the planning application and the submitted drawings.
- 1.4 Reference should be made to the following submission drawings;

SK	01	Plans as existing PLANNING
SK	02	Loft & roof plan as existing PLANNING
SK	03	Block plan & location plan as existing PLANNING
SK	04	Site plan as existing PLANNING
SK	05	Elevations as existing PLANNING sheet 1
SK	07	Plans as proposed PLANNING
SK	08	Elevations as existing sheet 2 PLANNING
SK	09	Elevations as proposed sheet 1 PLANNING
SK	11	Site plan as proposed PLANNING
SK	12	Block plan & location plan as proposed PLANNING

2.0 The site

- 2.1 The property is a two-storey detached dwelling at 57 Manor Road, East Preston with a detached garage. It is located on a corner plot with Manor Road and Homelands Avenue.
- 2.2 The property is not situated within a Conservation Area and the Angmering-on-Sea private estate is characterised by detached residential properties in a variety of styles. The estate is maintained by its residents’ association (ADC), which is responsible for the maintenance of all roads, common verges, signage, street lighting and surface water drainage within its boundaries. The residents of the estate contribute towards the cost of this work through their annual fees. The

Nov 2025



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Design & and Access Statement – November 2025

applicant will be applying for a development licence following planning permission being granted.

- 2.3 The application site comprises 57 Manor Road, East Preston a two-storey property with a detached garage.
- 2.4 Aerial view taken from google maps;



Image 1. Aerial View.

- 2.5 57 Manor Road is constructed of traditional materials with painted facing brickwork at ground floor and painted timber cladding to the first floor. The roofs are double pitched with hipped ends and are covered with a plain clay tile. The windows and doors are upvc.
- 2.6 The main façades are set back from the south of Manor Road by approximately 5.2 metres and 3.6 metres to Homelands Road (to the west).
- 2.7 The dwelling is set back from the northern boundary. There is mature vegetation and fencing approx. 1.8m high on this boundary.
- 2.8 The property is surrounded with a timber fence set on top of a brick wall to its boundary, with an overall approximate height of 1.8m and mature shrubs and planting. There is a grass verge with planting located in front of the property.
- 2.9 There are no trees on the site subject to Tree Preservation Orders.

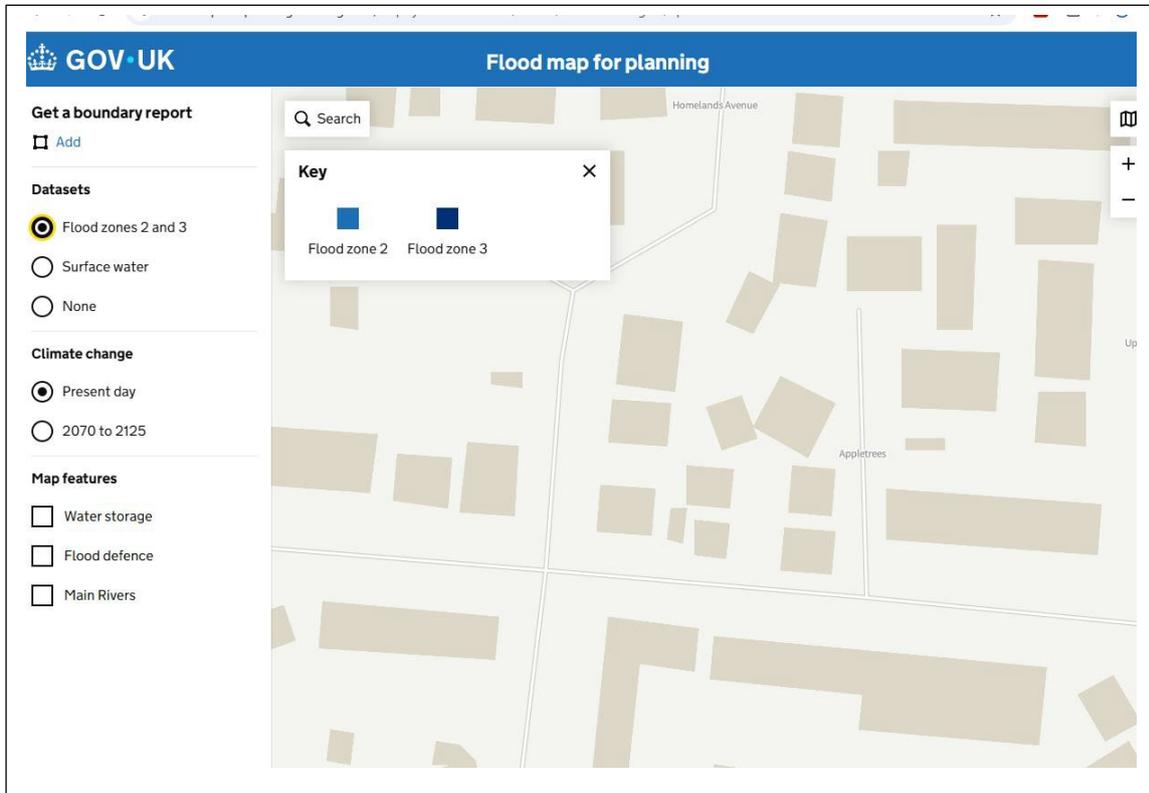
Nov 2025

25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

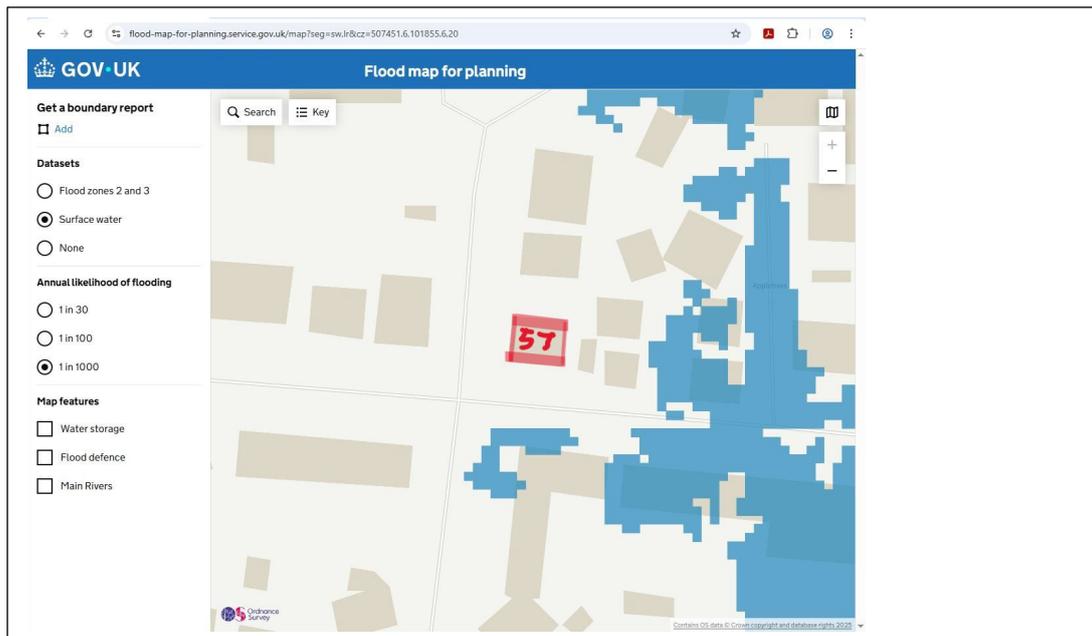
Design & Access Statement – November 2025

2.10 The property has a detached garage with a pitched hipped roof and off-road parking.

2.11 The site does not fall with a flood zone, refer to map extract below.



2.12 The site does not fall within a surface water flooding zone, refer to the annual 1 in 1000 likelihood map below;



Nov 2025

Design & Access Statement – November 2025

3.0 Relevant Planning History

- 3.1 An application was granted 19 January 2018 for a side extension and internal alterations (ref. EP/1/18/BR).
- 3.2 An application was granted on 22 August 2003 Building Notice to remove internal ground floor wall (ref EP/93/03/BN).

4.0 Context

- 4.1 The application building is located on the north side of Manor Road, East Preston. The building is not listed and there are no listed buildings in the immediate vicinity. The immediate neighbouring properties are a detached bungalow (No. 2 Homelands Avenue) with a detached garage located to the north of the application site. The detached garage is sited up to the boundary with 57 Manor Road with a close boarded timber fence and vegetation forming the boundary.
- 4.2 There is a single storey wide double garage located to the east of the application site on Manor Road. This is the garage for No. 6 Veronica Close.
- 4.3 The surrounding properties located on the junction of Seaview Avenue, Manor Road and Homelands Avenue are two storey detached properties of varying styles and materials, set back within their respective plots, with landscaped and fenced bound and planted verges.
- 4.4 The proposed works have been designed with full consideration of the local area, ensuring that the development preserves and enhances the character and appearance of the surrounding built environment.

5.0 The application proposal

- 5.1 The proposal is to create a single-storey extension located on the north side of the existing house. The extension has been designed to be sub-servient to the existing dwelling with a low roof line and incorporating the same materials.
- 5.2 The proposal includes the demolition of the existing garage currently used for car and storage/utility area. The proposal also includes the demolition of a small single storey ground floor lean-to extension located on the northern elevation.
- 5.3 The proposal also provides relocating the property entrance to a more suitable “street frontage” location on Homelands Avenue.

Nov 2025



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Design & Access Statement – November 2025

- 5.4 The design creates an open plan living area with an attached garage and laundry room on the ground floor. The garage is larger to suit modern day car sizes and to provide additional storage.
- 5.5 The existing redundant chimney in the centre of the property is to be demolished as part of the proposal.
- 5.6 The extension is L shaped, with a maximum width of 11.6m and a varying depth. The maximum depth is 7.7m. The new extension increases the footprint of the property by approx. 39 sq metres.
- 5.7 There is glazing located on the northern elevation to provide views into the hard landscaped courtyard.
- 5.8 Rooflights have been provided to introduce natural light into the dwelling and garage area and to prevent overlooking.
- 5.9 A new aluminium front door will be provided with improved thermal performance to the existing timber front door.
- 5.10 The design ensures a visually coherent and proportional addition, utilizing materials that complement the existing property.
- 5.11 A flat single ply roof has been provided to the extension.
- 5.12 The total gross area created by the extension is 65 sq m.
- 5.13 The development impacts on less than 25 sq metres of rear hard landscaped courtyard. Therefore a Biodiversity Net Gain calculation is not required. A separate Biodiversity Enhancement Statement has been provided as part of this application.
- 5.14 The access to the site is unaffected by the proposal. The existing hardstanding at the front of the property will be retained. The existing fence line located adjacent to the new entrance door has been modified to suit the proposal.

6.0 Sustainability and Energy Efficiency

- 6.1 Sustainability of any development is multi-layered from measuring and reducing CO2 emissions to reducing the need to build on green field sites. There are national, regional and local targets and this proposal has been designed to maximise the potential within the context of the site, utilising passive and active environmental design principles to achieve the very best possible reductions in CO2 and energy. The sustainability proposals are summarised as follows;

Nov 2025



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Design & Access Statement – November 2025

- Specification of sustainable materials, including re-used; recycled and greener materials. Timber is to be from Forest Stewardship Council (FSC) certified sources.
- All development must meet the prevailing Building Regulations requirements. The development will be brought forward under Part L 2022. Therefore, greatly improving the fabric heat loss and energy consumption.

6.2 The extension is to be designed to achieve high levels of energy performance with a targeted reduction of 10% in CO2 emissions, incorporate the following design features;

- Exceed the minimum fabric requirements of Approved Document L1A of the Building Regulations
- Reduced water consumption through efficient water appliances, fixtures and fittings.

7.0 Planning Policy considerations

7.1 The development plan comprises the Arun Local Plan 2011–2031 (adopted 2018) and the East Preston Neighbourhood Plan. The National Planning Policy Framework (NPPF, 2023) is also a material consideration.

7.2 Key Local Plan policies relevant to this proposal include:

- Policy D SP1: Design – requiring high-quality, locally distinctive design.
- Policy D DM1: Aspects of Form and Design Quality – setting detailed design expectations for new development.
- Policy D DM4: Extensions and Alterations to Dwellings – requiring extensions to be subordinate and respectful of the host dwelling.
- Policy D DM2: Internal Space Standards – requiring compliance with nationally described space standards.
- Policy D DM3: External Space Standards – ensuring dwellings retain sufficient amenity space.
- Policy QE SP1: Quality of the Environment – safeguarding residential amenity.
- Policy ENV DM5: Development and Biodiversity – protecting and enhancing habitats and natural features.
- Policy ECC SP2: Energy and Climate Change Mitigation- encouraging energy-efficient design and sustainable drainage.

Nov 2025



Design & Access Statement – November 2025

7.3 The East Preston Neighbourhood Plan 2014-2029 states the following relevant development principles requires development to be of high-quality design, proportionate to its setting, and respectful of local character and amenity.

“Development Principles

4.10 Development and re-development will be encouraged if it would strengthen the present characteristics of the village. It is important to avoid new buildings which appear overbearing by reason of their size, and alterations which harm the character of a road.

4.12 The materials used in new or altered buildings should harmonise in both colour and texture with the materials used in adjoining buildings.

4.13 The density of new developments should be low enough to preserve the character of an area. The acceptable density will therefore vary throughout the parish and will be closely related to the present density. It must always be low enough to permit the provision of soft landscaping around any new building.

4.14 New or altered buildings that exceed two stories in height will rarely be acceptable. Rooms in the roof space may be permitted if the dormer windows are small enough to be subservient to the appearance of the roof as a whole.

4.16 Extensions should be designed to look as if they were part of the original design of the house. The enlarged house should not be unbalanced in appearance or so large as to be out of scale with other houses in the road. It should harmonise with other houses in the road in scale, design and materials. Extensions are best placed at the rear. They should not be visually intrusive or alter the pattern of the street scene.

4.18 Preservation of the street scene is important to protect the character of the village. The Parish Council will therefore propose that Arun District Council considers making an Article 4 Direction under the Town & Country Planning (General Permitted Development) Order 1995 to remove the permitted development rights in relevant parts of the Parish as described in Policies 4 and 5 below.

4.19 New entrances to properties should be unobtrusive and fit in with their surroundings.”

7.4 The NPPF (2023) emphasises the importance of creating well-designed, sustainable places (Chapter 12), making effective use of land (Chapter 11), and tackling climate change through energy-efficient and resilient design (Chapter 14).



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Design & Access Statement – November 2025

- 7.5 The proposed design compliments the scale, siting and appearance of the existing property and reflects the character and appearance of the local area.
- 7.6 It is concluded on this point that the proposed alterations and additions are appropriately designed and will not result in any harm or loss to the local area.
- 7.7 **Consideration of Planning Policies**
- 7.8 The proposal has been assessed against the relevant policies of the Arun Local Plan (2011–2031, adopted 2018), the East Preston Neighbourhood Plan (2014–2029), and the NPPF (2023). The key considerations are design quality, scale, local character, neighbour amenity, housing standards, biodiversity, flood risk, and sustainability.
- 7.9 Design and Character (D SP1, D DM1, D DM4) :The extension and alterations respect the design principles set out in Policies D SP1, D DM1, and D DM4. The elevations will be finished in fairfaced brickwork; fibre cement cladding with powder coated aluminium fenestration. The entrance will provide a contemporary focal point, while the glazed north-facing rear elevation introduces modern living space. The massing is proportionate, with ridge and eaves set below the host dwelling, ensuring subservience and compliance with design policy.
- 7.10 Neighbour Amenity (QE SP1):Policy QE SP1 (Quality of the Environment) seeks to protect amenity. The extension is set within plot and avoids any harmful overbearing or overshadowing. To protect privacy, no windows are proposed in the side elevations of the extension. All main glazing faces the private rear garden, ensuring no overlooking. Rooflights have been added to provide daylight whilst preventing overlooking.
- 7.11 Housing Standards and Layout (D DM2, D DM3): Policy D DM2 requires compliance with national internal space standards. The reconfigured layout provides good sized living areas. Policy D DM3 requires adequate external amenity. The south-facing rear garden is unaffected by the extension ensuring continued high-quality external space. The existing driveway and new driveway also maintains ample off-street parking in line with local standards.
- 7.12 Policy **ENV DM5** seeks to protect and enhance biodiversity. Existing mature boundary shrubs and hedging will be retained, providing natural screening and supporting habitat continuity. Refer to Biodiversity Enhancement Statement.
- 7.13 Energy, Climate Change, and Flood Risk (ECC SP2) : Policy ECC SP2 encourages energy-efficient design and sustainable drainage. The scheme incorporates large

Nov 2025



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Design & Access Statement – November 2025

areas of glazing and rooflights to maximise daylight and passive solar gain, with provision for future renewable technologies such as roof-mounted PV panels.

- 7.14 The site lies within Flood Zone 1 (low probability of flooding) according to the Environment Agency Flood Map for Planning. Accordingly, no site-specific Flood Risk Assessment is required for this householder extension.
- 7.15 Neighbourhood Plan Compliance: The East Preston Neighbourhood Plan requires extensions to be of high-quality design, subordinate to the host dwelling, and to safeguard amenity. The proposal achieves this through its scale, sympathetic materials, and careful window placement. The provision of a permeable driveway further demonstrates alignment with the Plan’s sustainability objectives.
- 7.16 Overall, the proposal delivers a high-quality and proportionate extension, protects neighbour amenity, exceeds internal and external space standards, safeguards biodiversity, incorporates sustainable drainage, and addresses flood risk. It is therefore fully compliant with the Arun Local Plan, the East Preston Neighbourhood Plan, and the NPPF (2023).

8.0 Conclusion

- 8.01 The site has an established residential use. The proposed extension will complement the appearance of the main house.
- 8.02 The design has been informed by the context of the site and the applicant’s needs, providing a sympathetic yet contemporary improvement to the dwelling.
- 8.03 The proposed extension and alterations at 57 Manor Road, East Preston represent a carefully considered scheme that enhances the existing dwelling, respects the character of East Preston, and safeguards residential amenity.
- 8.04 It is thus contended that this application is fully compliant with National and Local Planning Policies.
- 8.05 For these reasons, it is respectfully requested that planning permission be granted.

Nov 2025



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Design & Access Statement – November 2025

Appendix- site photographs



Photographs of existing garage ; driveway & boundary fence to the north of the application site

Nov 2025



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Design & and Access Statement – November 2025



North elevation of dwelling and garage



South elevation of dwelling

Nov 2025



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Design & and Access Statement – November 2025



Photograph above of the existing detached garage (south elevation)



Front/southern garden



South and West elevation with the south facing garden

Nov 2025



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Design & and Access Statement – November 2025



Existing entrance door, located between garage and house



West elevation of the property in context with adjacent property, located to the north, No. 2 Homelands Avenue

Nov 2025



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Design & and Access Statement – November 2025



57 Manor Road, East Preston



Neighbouring garages to the east boundary No. 6 Veronica Close

Nov 2025

