

**Design & Access Statement in
relation to Planning
Application for:**

Alterations and extensions to flat to create 2No. one-bedroom self
contained flats. Including loft conversion and dormers as approved
EP/41/19/PL

At: 128 Sea Road, East Preston

THE SITE

The property is located on the High street for East Preston Village centre. The immediate area consists of shops and offices on the ground floors with flats over.

PLANNING HISTORY

EP/41/19/PL – Loft conversion to existing flat

Planning Permission was granted to convert the loft of an existing one bed roomed first floor flat to provide additional accommodation. This would be done by constructing two hip roofed dormers to the front of the property and a box dormer in the rear roof at second floor level.

AMOUNT

The proposal is to carry out the approved loft conversion works (EP/41/19/PL) but split the proposed space into 2 No.1 bedroom flats.

The site area is approx. 111m²

Flat 1 will have a Gross Internal Floor Area of 44.2m²

Flat 2 will have a Gross Internal Floor Area of 38.5m² (not including any floor space with a head height of less than 1.5m)

The minimum space standard set out in the nationally described space standards is 37m² for 1 bedroom single storey dwelling with a shower room.

LAYOUT

Each flat will have one bedroom, Kitchen Living Space and Shower Room.

SCALE

The overall height of the building will be unchanged. The proposed dormers to the front and rear of the property have been previously approved (EP/41/19/PL) No other extensions or additions are proposed.

LANDSCAPING

There are no landscaping works to be carried out in association with this development.

APPEARANCE

The proposed external materials are;

Dormer Walls – Tile Hanging to match existing

Roof – Tiles to match existing roof

Windows – White UPVC casements to match existing

ACCESS

Access to the flats is via the rear of the property where there is a rear garden area which has and access path.

