



Claire Haigh
Associates Ltd

9 Kenton Road Hove East Sussex BN3 4PG

website: www.clairehaigharchitects.co.uk

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**DESIGN AND ACCESS STATEMENT FOR 5 SEA DRIVE FERRING
SINGLE STOREY SIDE AND FRONT EXTENSION AND TWO STOREY REAR
EXTENSION TO DETACHED HOUSE.**

1.0 USE

The property is a detached house in Ferring with a link attached garage at the side with storage and utility space also at the side. The two previous planning applications for this site for a two storey side extension were refused as the distance to the boundary was not deemed enough. My client has now reconsidered the application and we are submitting a single storey side extension with a small two storey rear element at the back of the existing house.

We discussed reducing the two storey element with the planners and sent them an earlier version of these plans, following these discussions we reduced the length of the single storey front garage and we feel confident that the previous reasons for refusal have now been addressed. There is a high wall at the boundary between the garage and neighbours house which completely obscures their ground floor windows.



Front of house with long driveway leading up to garage.



Back elevation showing neighbours on each side

2.0 AMOUNT

The existing house area will be increased by 66m².

3.0 LAYOUT

The new layout will increase the size of the smallest bedroom at first floor and improve the bathroom. At ground floor the garage will be moved forward and the existing garage will become a utility room and study. There will be a new family garden room and the dining room will be enlarged.

4.0 SCALE

The scale of the extension has the ground floor extension in line with the existing garage making use of the long front drive and the two storey rear extension is more than 6m from the boundary and behind the existing house.

5.0 LANDSCAPING

The lawned landscaping at the back of the house will be maintained with an additional area of paving outside the new living area.

6.0 APPEARANCE

The existing house is white rendered with a clay tiled roof. The new and existing roof will be recovered in grey slate tiles.

7.0 LIFETIME HOMES/ACCESS/SUSTAINABILITY

The extension will be a warm well insulated addition to the house which will give greater versatility for the home.

8.0 SUMMARY

The extension will enhance the house, and improve the accommodation for the family. It is in keeping with other houses in the road.