



pete sonntag
ARCHITECT

Design and Access Statement

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23 Kingsmead, Felpham, PO22 7BD

Proposed single-storey rear extension to existing dwelling, adjoining existing rear extension.

1. Introduction

1.1 This Design and Access Statement has been prepared in support of a householder planning application for works at 23 Kingsmead, Felpham.

1.2 The proposal relates to a modest single-storey rear extension to an existing private dwelling.

1.3 The extension is proposed on the south-east (rear) elevation of the property and will adjoin an existing single-storey rear extension.

1.4 The proposal will provide a small additional desk and family workspace to meet the functional needs of the occupants.

1.5 The property lies outside the designated Felpham Conservation Area boundary and is not a listed building.

1.6 The site is located within Flood Zone 3; however, the proposal relates solely to a minor extension to an existing dwelling and does not increase the number of residential units. A separate Flood Risk Assessment and Surface Water Drainage Information are submitted in support of this application.

2. Site and Surroundings

2.1 The site comprises a semi-detached residential dwelling located within an established residential area of Felpham.

2.2 Kingsmead is characterised by post-war and later residential properties of similar scale and form, many of which have been extended over time.

2.3 The property benefits from a generous rear garden which provides ample private amenity space.

2.4 The dwelling has an established planning history of domestic extensions, including:

- M/82/98 – First floor extension over garage, two-storey extension to rear of garage and single-storey rear extension (Approved Conditionally).
- M/47/99 – Revision to planning permission M/82/98 to increase size of extension and add side door (Approved Conditionally).
- FP/105/02 – Single storey extension (Approved Conditionally).
- FP/139/04 – Loft conversion with rear dormer and gable alteration (Approved Conditionally).

2.5 The property has therefore evolved over time through approved domestic extensions consistent with the character of the area.

2.6 The current proposal represents a modest and proportionate continuation of this established pattern of residential development.

2.7 The works are confined to the rear of the dwelling and will not be visible from the public highway.

3. The Proposal

3.1 The application proposes a small single-storey rear extension adjoining the existing rear extension.

3.2 The extension will provide a modest additional workspace for the occupants.

3.3 The proposed extension will feature a flat roof construction consistent with the adjacent existing extension.

3.4 One new rear door is proposed, finished in white UPVC to match the existing fenestration.

3.5 No rooflights are proposed.

3.6 The scale of the extension is deliberately modest and subordinate to the host dwelling.

3.7 The proposed extension measures approximately 2.4 metres in width and 1.8 metres in projection, resulting in a footprint of approximately 4.3 square metres.

4. Design Principles

4.1 The design approach has been to create a simple and functional addition that integrates seamlessly with the existing dwelling.

4.2 The form, scale and proportions of the extension reflect the existing built form and remain visually subordinate.

4.3 As the works are confined to the rear, the proposal will have no impact upon the character of the street scene.

4.4 The proposal preserves the established residential character of the surrounding area.

5. Materials

5.1 External walls will be finished in white render to match the existing dwelling.

5.2 Brickwork up to damp-proof course level will match the existing property.

5.3 The flat roof construction will match the adjacent existing extension.

5.4 The proposed rear door will be white UPVC to match existing windows and doors.

5.5 The materials palette has been selected to ensure visual continuity with the host dwelling.

6. Scale and Impact

6.1 The proposed extension is modest in scale and remains subordinate to the original dwelling.

6.2 Due to its rear location and limited projection, there will be no adverse impact upon neighbouring amenity.

6.3 The extension will not result in overlooking, loss of privacy, or material overshadowing.

6.4 The proposal does not alter the use or vulnerability classification of the dwelling.

6.5 The development is proportionate in scale and does not materially increase flood risk, as set out within the accompanying Flood Risk Assessment.

7. Flood Risk and Drainage Context

7.1 The site is located within Flood Zone 3; however, Environment Agency mapping indicates a low present-day annual probability of flooding from rivers and sea, taking account of existing flood defences.

7.2 Surface water flood risk is identified as very low.

7.3 The development represents a very minor increase in impermeable area within a large residential garden.

7.4 Surface water will be managed through connection to existing on-site soakaways, with additional capacity provided if required at Building Regulations stage.

7.5 Full details are provided within the accompanying Flood Risk Assessment and Surface Water Drainage Information.

8. Access

8.1 The proposal does not alter existing access arrangements to the site.

8.2 Existing pedestrian and vehicular access will remain unchanged.

8.3 The extension improves internal functionality without affecting external accessibility.

9. Conclusion

9.1 The proposed development represents a modest and proportionate single-storey rear extension to an established residential dwelling.

9.2 The scale, form and materials of the extension have been carefully considered to ensure it remains subordinate to the host property and integrates seamlessly with the existing built form.

9.3 The works are confined to the rear of the dwelling and will not impact upon the character of the street scene or the wider residential setting.

9.4 The property has an established planning history of approved domestic extensions, and the current proposal represents a logical and minor continuation of this pattern of development.

9.5 Although the site lies within Flood Zone 3, the proposal does not increase the number of residential units, does not alter the vulnerability classification of the dwelling, and does not materially

increase flood risk, as demonstrated within the accompanying Flood Risk Assessment and Surface Water Drainage Information.

9.6 The proposal is considered appropriate in scale, design and planning terms and accords with the relevant policies of Arun District Council.