

## **Design and Access Statement**

### **Proposed single storey extension to the rear of 5 Davenport Road, Felpham**

#### **Introduction**

This design and access statement is in support of a single storey extension to the rear of this detached house.

The garden provides private amenity space for the occupants of 5 Davenport Road.

#### **Site location & context**

The site comprises an existing residential dwelling located on the north side of Davenport Road, on Felpham Beach Estate.

The application site is not located within a designated area such as a conservation area, or AONB, and is not a listed building.

All houses on Davenport Road are detached houses, of individual design.

The houses were mainly built in the late 1920's.

The existing dwelling is a two-storey detached property constructed c 1928 of traditional construction. It has a rendered external walls with pebbledash which is painted white, with black painted brick walls at low level.

#### **Proposal**

This householder planning application is for detailed planning permission for the erection of a single-storey rear extension. The proposal will involve demolition of the original outhouse, and then to extend beyond the rear elevation of the existing dwelling by c 4.5m. The maximum height of the extension will be c 4.25m at the ridge of the pitched roof, with the eaves at height of c 2.6m.

Full plans and visuals demonstrating the extent of the proposals are included as part of the application submission.

The proposal is for a single-storey extension with the highest windows being roof lights in the east facing pitched roof. As such, the proposal will not result in any overlooking or loss of privacy to adjoining properties.

To the east side of the roof of the proposed extension, there will be a high level window. A large window is proposed on the gabled feature of the rear elevation. This will ensure the extension will receive plenty of natural light. There will be bifold doors to the west facing wall.

#### **Access**

Access to the breakfast area from the kitchen will be level

There is a slight slope across the site. Similar to the existing kitchen there will be a step down to the lawn, this will help to avoid the risk of flooding.

There will be level access to the proposed decked area to the west side of the extension, from where the afternoon sun will be able to be enjoyed.

#### **Layout**

The extension is to provide a breakfast area to the rear of the existing kitchen.

**Materials**

The proposal of this submission is to build the extension to match the finishes of the existing house.

Roof: Pitched and tiled

Walls: Upper part rendered, pebbledashed and painted white

Walls: Lower part facing brickwork and painted black

Windows shall be white, uPVC or aluminium

The roof will incorporate two roof lights to provide natural ventilation in hot periods throughout the year and natural light to the east facing elevation, to catch the morning light. The internal floor to ceiling heights throughout the ground floor of the house are 2600mm. This has dictated the height of the proposed extension.

**Landscaping**

The landscaping is to be retained as existing to ensure that the character of the dwelling is maintained.

All existing boundary treatments on all sides of the property are proposed to be retained and no new boundary treatments are proposed.

It is intended to ensure that landscaping will maintain a good level of private amenity space whilst at the same time ensuring that privacy is retained for the applicant site as well as to neighbouring properties.

**Planning History**

The only planning history on the site is the provision of a conservatory, under permitted Development.

**Conclusion**

The proposal to build the kitchen extension for the increased enjoyment of the property by the occupants. This would be an improvement to the current dwelling with the dimensions shown in the proposed drawings, with materials to match the existing house.