Erection of replacement ancillary building

7 Stanley Road

Littlehampton

BN17 6JE

Design and Access Statement

7 Stanley Road is terraced property located to the west side of Stanley Road, Littlehampton. The property is within the defined settlement boundary.

The property has a rear access to the west which runs adjacent to Arun Court and provides vehicular access to the rear gardens of the properties along Stanley Road. A small parcel of land that runs across the back of numbers 5 and 7 Stanley Road is also owned by the applicant and is used for parking and garden. This is separated from the main garden by a low-level brick wall

The majority of the properties along Stanley Road have detached ancillary buildings in their rear gardens. These are of varying designs and styles and of varying sizes, but the majority are quite large relative to the house as can be seen from an aerial view or Ordnance Survey plan.

The existing ancillary building in the garden of 7 Stanley Road is a large timber structure which has clearly evolved over many years (anecdotally it has been there for around 30 years) The building has a footprint of 25m2 but a large floor space as it is two storey with a height of 4.82m.

The building comprises a number of sheds and store buildings at ground floor with a green house at first floor access via an external staircase. The building allows for overlooking of neighbouring gardens and its unsightly appearance detracts from the appearance of the rear gardens.

The applicant wishes to remove the existing building and to replace it with a new building of a similar footprint and height, but which is more appropriate in design and which reduces the overlooking to neighbouring properties.

The building will have a footprint of 24m2 (smaller than the existing) and a ridge height of 4.87m (just 5cm higher than the existing building) the building will be rendered to the ground floor with vertical timber cladding to the first floor. The first and second storeys are offset from each other so as to reduce the visual bulk of the building. The roof will be finished with a black EPDM material.

Windows and doors will be aluminium and light is provided by rooflights to avoid the need for excessive windows to the first floor. The two windows that are provided to the first floor are deigned to avoid overlooking. The window facing east looks directly back at the house and not toward neighbours. The window in the south elevation is above the stairwell and its height means it will be more than 1.7m above floor level as users climb the stairs and so cannot lead to overlooking.

The building will be used for ancillary accommodation with a guest bedroom and bathroom to the ground floor and a games room / studio / living space to the first floor. The building will remain entirely ancillary to the house and there is no intention for it be to be separated from the host dwelling.

In summary the proposal relates to a replacement ancillary building incidental tot eh enjoyment of the dwelling house. It results in a significant improvement over the existing building both in terms of design, materials, quality and overlooking and therefore represents only planning benefits.

ARUN DISTRICT COUNCIL LU/173/20/HH