

The Hooe, Littlehampton
Design & Access Statement
January 2022

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Project Name: Proposed rear extension and internal alterations

Location: 33 The Hooe, Littlehampton, West Sussex BN17 6PS

Client: Mr Ben Johnson

File Reference: THL D&S 001

Issue	Date	Author	Checked	Notes
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Introduction

This Design & Access Statement has been prepared to identify and explain the design process and decisions which have resulted in the submission of this application.

This application seeks permission rear extension and internal alterations to amend the existing 3-bedroom 5-person semi-detached dwelling to a 4-bedroom 7-person dwelling.

This application presents a designed solution in keeping with the existing buildings that is attractive and appropriately scaled, that functions successfully within the existing street scene and most importantly that fully respects the setting and amenity of the surrounding area.

The drawings enclosed with the Planning Application include a Location Plan, Existing and Proposed Block Plans and Proposed Elevations and Floor Plans.

Assessment

Site Description

The site lies at the end of The Hooe and comprises of a semi-detached dwelling. The application site an area of approximately 0.0284 hectares.

To the north single storey garage compound constructed from brickwork with flat roof. To the West are 2 storey residential dwellings fronting on to The Winter Knoll, the current back-to-back distance is approximately 29m. The property faces The Hooe to the East and is semi-detached to a matching handed property to the South.

The adjacent dwellings are of differing typically 2 storey, materiality of brickwork, tiling hanging and pitched roofs.

Design Response

Use, Amount and Site Layout

The proposal extends the property to the rear by approximately 4m to form a larger kitchen and family room on the ground floor.

To the first floor, the existing rear bedroom is remodeled to allow the rear extension to create two double bedrooms, one with an ensuite bathroom as the current small bathroom is insufficiently sized for the current household.

The remaining bedroom are unaffected by the proposed works.

The proposed alterations will increase the property floor area by 36m² (NIA) from 87.6m² (NIA) to 123.6m² (NIA)

The rear extension will achieve a back-to-back distance of 25m with No. 86 The Winter Knoll. No new openings will be provided to the southern elevation to prevent any overlooking issues with No. 31 The Hooe.

The proposed window to the North Elevation have been placed at high level, however the back-to-back distance to No.s 68-74 Southfields is in excess of 25m and therefore the windows do not pose an overlooking issue.

Scale and Appearance

The extension has been appropriately sized taking into consideration the surrounding properties and boundaries. Window location have been carefully considered to prevent any overlooking.

The extension will be formed in brickwork to match the existing house. It is proposed that the roof is pitched and finished in concrete tiles to match.

Windows, Doors, Fascias, Gutters and Downpipes are to be uPVC again match the surrounding dwellings.

Crime Prevention

The proposed dwelling has defensible private amenity space. Windows and Doors will meet the security requirements with Approved Document Q.

Access

The existing accesses are not affected by this application.

Conclusion

Overall, this Application provides a scheme that is in keeping with the surrounding area and which has negligible impact in terms of development amount, scale and massing.

The proposed extension has been considered with specific reference to all the surrounding properties to ensure that there is no detrimental impact on existing residents. This has resulted in a design solution which creates an appropriate dwelling which sits comfortably the site curtilage.

The design process has been rigorously and carefully considered to create an appropriate design solution that respects existing built form and creates a high-quality scheme that is not visually intrusive.

As a result, the proposed dwelling is of a high quality and thoughtfully designed to be entirely in-keeping with the existing buildings and offers no detrimental impact on the local area.