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DESIGN AND ACCESS STATEMENT

Replacement of Existing Double Garage with New 2-Storey Extension.

Prepared By: Matthew Brockhurst BA (Hons) ACIAT

Client: Mr & Mrs J Hudson
Site: 5 Denham Close, Middleton-on sea, West Sussex. PO22 7SJ
Project Ref: 0000/13/DAS-Rev1
Date: 22nd July 2013

1. Introduction

This application refers to;

- the removal of the existing double garage,
- the installation of a 2-storey extension.

Please refer to and consider all application documents when reading this statement.

2. Assessment & Use

Physical context – 5 Denham Close is a 4 bedroom, 2-storey dwelling with a single-storey double garage. Denham Close is located within the heart of Middleton-on-sea, between Littlehampton and Bognor Regis, West Sussex. It has good transport links with neighbouring villages and towns.

5 Denham Close is situated within the Arun District, it is not listed nor is it within a conservation area or national park. There are no TPOs on or near the site, nor is the site within a flood risk zone.

Social context – The sole purpose of the proposal is to extend the existing dwelling to provide independent living accommodation for family members. This will enable them to live close by but remain independent, allowing each side of the extended house to live independently.

The area is completely made up of residential dwellings which presumes a relaxed, close-community atmosphere. The neighbouring properties, local community and council have not been notified or approached in connection with this application due to the fact that the proposals will not directly affect them. There is a pumping station located adjacent to the site and shall be informed of the proposal.

Economic context – The proposed development is deemed to have no effect on the economic context other than increasing the value of the property (and area) and providing work for the chosen contractor.

Planning Policies & History

National Planning Policy Framework (hereafter referred to as the NPPF), the Government's and Horsham District Council's local plan policies, including its development control have been considered prior to the completion of this statement.

The NPPF is heavily focused around sustainable development; that is supporting growth ensuring that better lives for us doesn't mean worse lives for future generations¹.

The local plan policies, which are applicable to the application refer to the rural setting of the property, have been taken from Arun District Councils Local Plan and include policy **GEN1. Policy Area 1** has also been considered as the property is located just to the east of the area.

Except for a small conservatory to the rear of the property, there has been no major documented development to 5 Denham Close. The immediate surrounding area has experienced greater development with extensions to *(refer to location plan for property indication)*;

- 8 Denham Close (1999);
- 5 Chalfont Close (1987 & 2012);
- 3 Sea Close (2009)



5 Chalfont Close; Dining Room Extension & New Garage

¹ Taken from Nation Planning Policy Framework



5 Chalfont Close; Dining Room Extension & New Garage



8 Denham Close; Recent Extension and Detached Garage



3 Sea Close; Large Rear Extension

3. Amount & Scale

The proposed development has been designed to provide an adequately sized living space whilst not being too overpowering to the existing dwelling or surrounding area. The proposed extension is subservient to the existing house which will help to visually identify between new and old. This is helped by a lower ridge/eaves height and the new elevations being set back from the existing building line.

The proposed development is completely contained on site and shall create little effect to the surrounding area post completion.

4. Layout & Appearances

The proposed layout is designed to be modest, but a certain realistic approach has been adopted to the size and shape of development proposals. The internal room layouts and circulation areas have therefore been created in a methodical way with emphasis given to an open-plan, easily-accessible layout. On the first floor, light can be subtly acquired from small dormers and roof lights, whilst the low skellings lend themselves to ideal storage areas.

The proposed construction materials and methods are identical to those that currently exist including; face brick construction with high-level tile hanging; concrete interlocking roof tiling; white uPVC framed double glazed windows.

5. Landscaping

The existing small front garden is going to be paved in order to produce a parking facility for the new extension. By incorporating 2no existing drop kerbs, this proposed landscaping design shall not impede on the public road or adjacent pumping station.

6. Access

Access points to and from the dwelling shall remain the same overall, except there shall be a new front entrance to the extension. The garage shall have the same access area although the location of the new garage shall move.

The access inside of the dwellings is well designed and shall be in full accordance with the Building Regulations.

7. Parking Provision

The double garage is being removed and a new parking provision is being supplied to the front of the property as part of the proposal. This shall be in the form of a paved area which shall link the existing dropped kerbs. This shall create at least one additional parking space.