

DESIGN & ACCESS STATEMENT
TO ACCOMPANY THE PLANNING APPLICATION
for
PROPOSED ROOF EXTENSION TO THE EXISTING HOUSE
at
32 BROADMARK LANE
RUSTINGTON

1.0 Introduction

- 1.01** This design & access statement is required to form part of a planning application to show due consideration has been given to the site and the property is the result of an evaluation and design process.

2.0 Site location and description

- 2.01** Broadmark Lane is situated within the seaside conurbation of Rustington, and is located close to the seafront to the South of Rustington town centre which lies south of the A259 coast road in West Sussex
- 2.02** The area is characterised by a mixture 1950 - 70's built bungalows and low pitched houses. The property of 32 Broadmark Lane is a detached bungalow situated on the western side of the road and faces East with a southern courtyard and northern facing elevation and garden

3.0 The Proposal

- 3.01** Street Scene: The proposal is to remove the mixed pitched and flat roofs from two previous extensions and add a new pitched roof to form a chalet style first floor area. The proposal will also remove the side attached conservatory to the north elevation (facing Shaftsbury Road) which is unsightly and impractical, to tidy up the northern elevation. The street scene will be affected by the extension but the design has considered the extension already undertaken at the adjoining property in Shaftsbury Road and the impact to the property to the south in Broadmark Lane (See Below)





3.02 The extension has considered the neighbouring properties. At number 30 Broadmark Lane the original property was removed and two detached houses were built. There are windows on their North elevation which overlook the property in this application. The new pitched gable end contains no windows overlooking this property. The first floor area is naturally lit by rooflights on the eastern and western slopes.



The property in Shaftsbury Road shares the boundary with one of the extensions to 32 Broadmark Lane. This extension has a flat roof which is not changed as part of this proposal to maintain a distance between the proposed new roof and the boundary up to which both properties bound.

The development of this adjoining property incorporates an easterly facing gable that overlooks this property. The proposal again does not incorporate any gable windows facing this neighbours property.



3.03 Appearance / Scale: The extension has been designed over its two storeys to match the style of the adjoining existing property in Shaftsbury Road. The roof will be extended as one chalet style roof in similar proportions but no higher than the adjoining property. The properties to the Northern side of Shaftsbury Road will not have any loss of visibility or views as they are already restricted by the original bungalow roof and the neighbouring developed properties to the south of this property.

The proposed pitched roof will similar in design to the neighbouring Shaftsbury road property with Dormers on the northern roof slope. The existing chimney will have to be raised to comply with Building Regulations for use with a solid fuel burner



3.04 Layout: The proposed extension will allow the property not to be out of character within the street scene.

3.05 Landscaping: The area of the extension is currently occupied by a large shed and paved pathway. It is overlooked by a tree belonging to number 84 that should not be affected by the extension

3.06 Access: Is not affected by this development

4.0 General

4.01 The enlarged property is intended to fit in with the local neighbouring properties.

4.02 The extended property will be afforded with the current Part L and Part J building regulation requirements in respect of thermal capabilities and energy usage minimised.

