



9 Kenton Road Hove East Sussex BN3 4PG

**CH1242  
DESIGN STATEMENT**

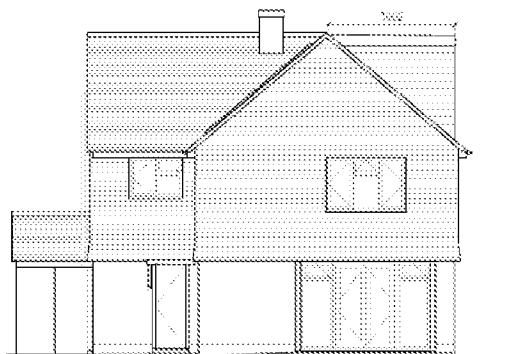
**SEPTEMBER 2024  
12 HOBBS WAY RUSTINGTON**

The existing house is a detached house at the end of a cul de sac in a corner location. We have recently submitted a Lawful Development Certificate for enlarging the roof conversion and relocating the garage which was refused because the planners interpreted the 'front, rear and side elevations' differently to the way that we interpreted them. R/136/24/CLP. However the planners were happy that the volumes for the roof conversion were permitted and that they would look favorably on the relocation of the garage and installing a clear window in the 'side' dormer facing south. We have discussed this with the planning officer Hebe Smith.

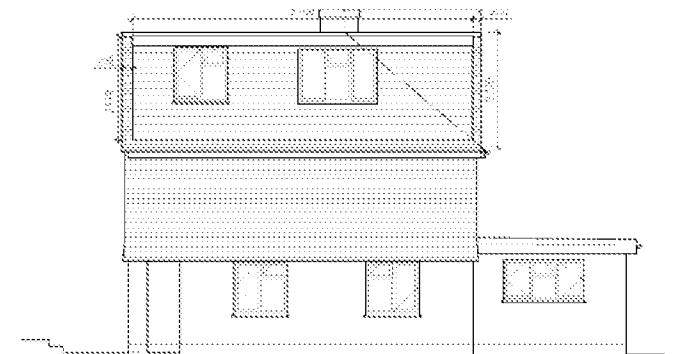
The distances between the windows on the dormer and the house behind in Cudlow is 27m which is more than between the 'rear' windows on Clagmar road which is only 20m. In addition we have removed the proposed velux window to the north 'side' of the house to prevent overlooking of the neighbours on Hobbs Way and also removed the 'side' bathroom window at first floor which is now relocated to the west facing 'front' of the house.



Finally we are keeping the chimney which previously we were going to remove so that this

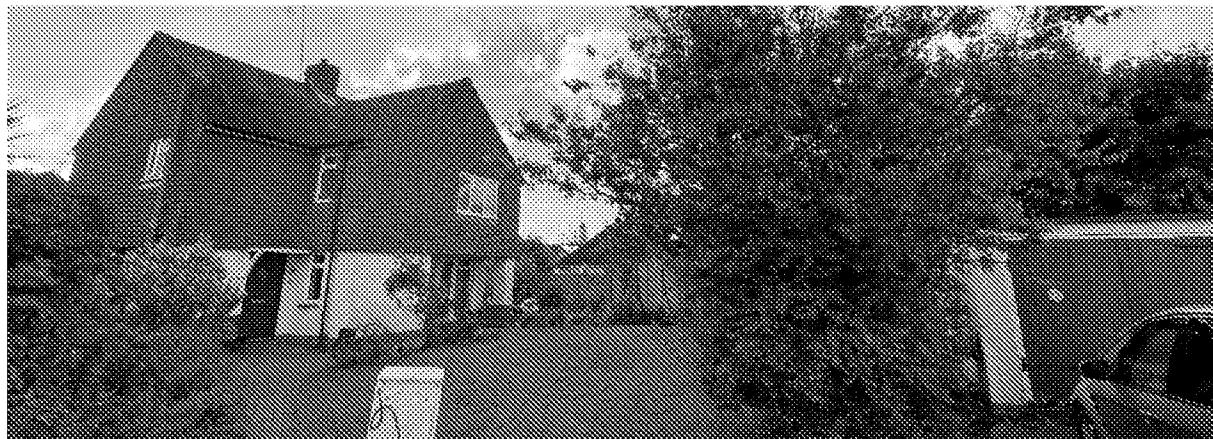


FRONT (WEST) ELEVATION



SIDE (SOUTH) ELEVATION

can be brought back into use if required.



Front elevation with garage on right hand side.



Rear elevation facing East with rear extension.



The existing house also has a south facing side elevation with rear dormer from the 1970's