

17116 – 92 Sea Avenue



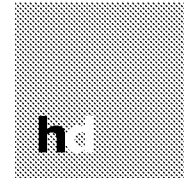
Design & Access Statement

Proposed Extension

92 Sea Avenue
Rustington
West Sussex
BN16 2DL

December 2017

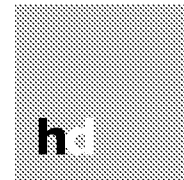
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1.0 Introduction

- 1.1 Helyer Davies Architects have been appointed by a private client to design and construct a two-story extension to the rear of the property and replace the existing windows. The application is a householder planning application.
- 1.2 The clients wish to extend their property to provide a large kitchen-diner space, a gym space and a utility space on the ground floor. On the first floor they wish to lose a bedroom to make the existing rooms larger and provide en-suites for the three larger rooms on the property.

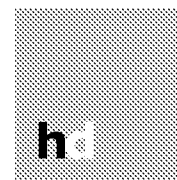
2.0 Site Context

Location

- 2.1 Rustington is located to the west of Worthing and to the east of Bognor-Regis. It is a waterfront town and is flat in context. The house is situated to the south west and is a short walk to the beach.
- 2.2 Sea Avenue is a private gated road with many large private houses, most of which have a larger footprint than 92 Sea Avenue.
- 2.3 To the rear of the property are a series of bungalows and flats.
- 2.4 The boundaries to the site are well fencing and mature trees.

Flood Risk

- 2.5 Flood Zone definitions are set out in the National Planning Policy Guidance:



- * Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)
- * Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year
- * Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year

Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.

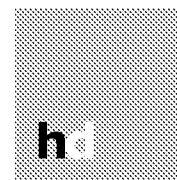
Analysis of Flood Risk

For the following reasons it is considered that the proposals are acceptable and either reduce or do not increase the risk of flooding.

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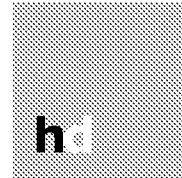


- The site is accessed from Sea Avenue and is on the edge of the flood area. The proposals do not alter the existing arrangements; therefore the risk of flooding is unchanged by the proposals.
- The proposals do not substantially alter the size of the existing footprint and would have a suspended concrete floor with a void under - therefore the proposals do not increase the risk of flooding.
- The existing means of foul and surface water drainage are not changed.
- The amount of surface water run-off from the building is about the same as there is a large area of hard impervious concrete to the rear. New hard landscaping would be porous.
- No change is proposed to the existing floor levels of the dwelling.
- The flood level will not be as high as to prevent access. Therefore, there is no extra burden on the emergency services.
- The development sits within the built-up area and these spaces cannot be abandoned as they are important in retaining the character and vitality of these areas.

Mitigation of Existing Flood Risk

- The proposals have also been designed to mitigate any flood risks.
- All wall mounted electrical fittings throughout the ground floor will be raised to the highest practicable level recommended by Building Control to seek to avoid damage in the event of a flood.
- The applicant intends to use durable hard floor finishes on the ground floor that would not require replacement in the event of a flood.
- Heating systems will be designed to be durable (to avoid the risk of permanent damage occurring in the event of a flood).
- The escape from the building is very simple and is on the edge of the

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flood area.

3.0 Site Photographs



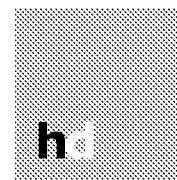
Front of the property

View down the side of the property



Rear of property to be developed

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4.0 Use

- 4.1 The property will remain residential.



5.0 Amount

- 5.1 Existing Ground floor = 115.27m²
Existing First Floor = 88.83m²
Total Existing = 204.1m²

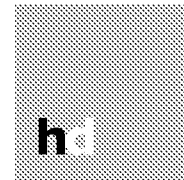
- 5.2 Proposed Ground floor = 165.1m²
Proposed First floor = 137.18m²
Total Proposed = 302.28m²

Total increase = 98.18m²

6.0 Layout

- 6.1 Externally, the property will be extended to the east by 5m, reducing the size of the garden.
- 6.2 Internally on the ground floor, the existing conservatories will be demolished as well as the existing kitchen and toilet. The proposed extension will consist of a large open plan kitchen that will stretch along the back of the house up to the garage. These will be linked by a utility room which will also provide access to the garage. A new staircase will provide access to the first floor.
- 6.3 On the first floor, a new family bathroom will be at the top of the stairs in the second floor of the proposed extension. The existing bedroom 5 will be demolished and replaced with a landing which will provide new access to the

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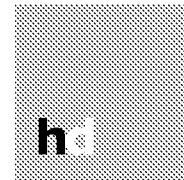
master bedroom. An en-suite and walk in wardrobe will be added to the master bedroom. The existing bathroom on the first floor will be removed and replaced with a new extended bedroom with en-suite. Existing bedroom 2 will be given an en-suite also. Existing bedroom 4 will be removed.

7.0 Scale

- 7.1 As existing with the extension to the rear being lower than existing by approx 600mm
- 7.2 The new windows and doors will match the scale of the main property. The sliding doors to the kitchen will stretch across the length of the kitchen.

8.0 Appearance

- 8.1 Existing windows will be replaced with crital aluminium windows of the same size. Doors will match the materials of the windows.
- 8.2 A feature dark grey Norstone wall will wrap around exterior of the kitchen wall and gym wall, enclosing the patio area. The rest of the proposed wall be rendered white to match the existing.
- 8.3 The roof will be tiled to match the existing.



9.0 Landscape

9.1 The landscape is to remain the same.

10.0 Access

10.1 Car access is to remain the same.

10.2 New doors to the gym area and sliding doors to the kitchen will provide access to the rear of the house.

11.0 Conclusion

11.1 The planning application is for a two storey extension to the rear of the property. The proposals are of reasonable scale and do not exceed the scale of other dwellings in the area. We believe that the proposals will benefit the property and make it into a more modern home. It is for the above reasons that we ask Arun district council to look upon this application favourably.