

Design and Access Statement

8 Botany Close, Rustington, West Sussex BN16 2BJ

Proposal

Proposed Ground Floor Rear Extension, Loft Conversion with Dormer

Prepared by

Shape Architecture Ltd

Introduction

Prior to this submission a Pre-App exercise was undertaken, the details of which are set out below:

Reference: PAA/98/21/

Case Officer: Kathryn Welch

Date: 16th September 2021

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Site Context

8 Botany Close is a private residential dwelling located on a corner plot.

As the pre-app response notes

‘.. the site could act as a transitional space between the uniformity of the bungalows to the North and the larger detached dwellings on Botany Close it is felt the proposed extensions do not overbear or overshadow neighbouring properties’

Both the adjacent properties on Botany Close and on Frobisher Way are far higher than number 8 Botany Close as presently configured and neither is the proposal higher than these buildings

Botany Close is characterised by a vast array of buildings of differing architectural style and scale.

Building facades on Botany close step back and forth.

Along Botany Close and surrounding roads, many properties have been extended and developed,

Design Proposal

The pre-app response notes:

'The amount of habitable space provided by the development is deemed appropriate when considered against the existing dwelling and it maximises the use of the plot'

'The proposed infilling of part of the front driveway at ground floor level with an extension would be acceptable in principle.'

'Having regard to overlooking, it is considered that the proposal could accord with policy with some careful design measures, like obscure glazing.'

'All other windows would either be existing, face the public realm or be at ground floor level where they pose no negative impacts from overlooking. The balcony to the south is not expected to negatively impact on the privacy of adjoining neighbours due to its views over the public areas of the properties. However, the addition of a west facing side solid screen would help to preserve the amenities of the neighbouring property. There are therefore no concerns in respect of overbearing, overshadowing or overlooking.'

The Dormer

The proposed dormer is discreet being located on the elevation most hidden from public view, the front and rear elevation and other side elevation are clear to the public realm.

Whereas the pre-app scheme showed a box like dormer with no sense of the pitched roofs, the proposed dormer now sits as a dormer extension to the pitched roof being pulled back at eaves and set below the ridge.

The Terrace

The roof terrace is shuttered left and right to provide privacy to neighbouring properties. Properties opposite the terrace are some distance away and it is therefore not believed that the terrace prevents any opportunity for overlooking nor disruption to neighbouring properties.

The Ground Floor Extension

The roof to the ground floor extension is formed in sedum and this presents a better outlook for those properties, such that there are, which could look down upon the roof.

North Facing Glazing

There is a limited amount of North Facing glazing and the window giving onto the sedum roof will be obscure glazing

Use

The use of the property will remain as a private residential dwelling

Amount

The amount is described above.

Layout

The layout of the property remains similarly configured with the addition of the ground floor extension and the loft conversion. The entrance to the property remains located in the same area.

Scale and Appearance

We believe the proposal does not detract from the host building. Comments in relation to the loft dormer as proposed at pre-app stage have been incorporated into the revised scheme

Access

Access to the property remains as existing with a simple stair to the loft conversion

Landscaping

The landscaping remains as is.

Site Photographs



Photograph 01: Frobisher Way onto Botany Close with number 8 on the corner illustrating varied nature of buildings



Photograph 02: Frobisher Way onto Botany Close with number 8 on the corner illustrating varied nature of buildings

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