

Design and Access and Planning Statement

Proposal:

First floor addition over garage,
and
new parking bay

Site:

14 Owl Close
Billingshurst
West Sussex
RH14 9XJ

Applicant:

N Barnett

DESIGN STATEMENT

Amount of Development

Consent is sought for; a first floor addition over an existing pitched roof garage as illustrated in the deposited plans; 502/26/P/01 location and block plans, 502/26/P/02 proposed floor and roof plans, 502/26/P/03 proposed elevations, 502/26/P/05 existing floor and roof plans, and finally 502/26/P/06 existing elevations. A photo sheet, 502/26/P/04 has been included to assist. In addition an additional parking bay is proposed on land within the applicant's ownership.

Appearance

The proposal has been designed using sympathetic materials to the existing property, facing brickwork, reconstituted slate tiles, and anthracite grey cladding.

The proposed first floor addition over the garage is not dissimilar to other examples on the development with the exception that the first floor is "jettied" over the driveway with the ground floor garage frontage remaining as existing.

The intention of this approach is to retain a distinction between the original host building and the first floor addition by creating a 'shadow line' formed by the setback at ground floor.

To enable a simplified 'extrusion' of the existing roof the gutter line to the front elevation remains the same for the existing and the extension. In this instance a setback is not considered appropriate as the 'contrived' detailing would complicate the junction of the extension to the existing for little gain given the proposed 'jettying' over the existing driveway.

Similarly the rear gutter line is followed at first floor with a small 'lean-to' roof retained to serve the projection at the rear of the garage.

The external detailing matches that of the existing property with the dormer construction and window type serving the bedroom and bathroom being of similar proportions and style to those existing.

Layout

The jettied first floor addition would enable the existing parking to remain unaffected by the development retaining two parking spaces to the frontage.

The first floor addition would provide a master bedroom with en-suite bathroom which would release the existing bedroom and en-suite facility for a maturing family member.

The proposal includes the creation of an additional parking bay on land to the south west and would include a lockable bollard to retain it's private use for the property. The parking area is adjacent to an unadopted road and would ensure that the narrow access road is kept clear of on street vehicle parking.

Landscaping

Additional landscaping is not considered necessary given the modest first floor addition and the remoteness of the property from the public highway. Some planting is proposed however adjacent to the proposed parking bay and a trellis to support planting attached to the south west facing boundary wall to the property.

The existing low level tightly clipped hedge which follows the kerb line would remain. Refer to location and block plan drawing 502/26P/01 and photo sheet 502/26/P/04.

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