Design and Access and Planning Statement

Proposal:

Single storey extension
and
First floor addition over garage

Site:

11 Longhurst Drive
Billingshurst
West Sussex
RH14 9XP

Applicant:

L Anderson

DESIGN STATEMENT

Amount of Development

Consent is sought for; a first floor addition over an existing pitched roof garage and a single storey pitched roof lean-to extension as illustrated in the deposited plans; 1918/25/P/01 location and block plans, 1918/25/P/02 proposed floor plans, 1918/25/P/03 proposed elevations,1918/25/P/05 existing floor plans, and finally 1918/25/P/06 existing elevations. A photo sheet, 1918/25/P/04 has been included to assist.

Appearance

The proposal has been designed using sympathetic materials to the existing property, facing brickwork, plain tiles, and anthracite grey cladding. The introduction of the cladding, a feature throughout the development, is intended to differentiate between the original dwelling and the additions using a palette of similar materials.

The proposed first floor addition over the garage is a feature used on other dwellings within the development; No 23 Longhurst Drive being an example of this arrangement.

The proposed single storey addition would sit in the open frontage of the property which sits at the head of a cul-de-sac serving three properties, No's 9, 13, and 11 the application property, and terminated by a turning head and parking lay-by. Access therefore is limited and traffic usage low furthermore the sight lines would be unaffected by the proposal.

Layout

The proposed single storey extension would, in our opinion, sit comfortably in this location adopting similar features to those within this relatively newly constructed development. It's proposed north elevation is approximately 1400mm forward of the two storey projection to No. 13 which lies to the west.

The separation distance to No.9, due north, is approximately 15 metres. The proposed single storey extension would improve the kitchen and family room accommodation for a maturing family. In our opinion the use of this area of land would not be detrimental to the layout of the estate and retains the rear garden for the enjoyment of the family.

Given the forward projection of No.13 the projecting lean-to is, in part, obscured when viewed from the west when entering this element of Longhurst Drive or passing the entrance when heading south on Longhurst Drive. It will have a prominence to No.9, compared to the existing arrangement, however it is our view that the separation distance is sufficient to maintain a level of privacy for both properties.

The first floor addition would provide a guest bedroom and bathroom and has been designed with the amenities of No.13 being considered in the asymmetric design of the roof.

The addition is two storey to the north elevation facing Longhurst Drive but an additional half storey to the rear as opposed to two storey. This takes account of the relationship with the rear of No.13 and reduces any concerns regarding possible overshadowing of the first floor accommodation.

The existing garage is set back behind the frontages of both No.13, 4.5 metres, and the application dwelling, 2.5 metres with the first floor addition situated on the boundary to the blank facade of No.13.

Landscaping

Additional landscaping is not considered necessary given the modest extensions and the remoteness of the property from the public highway.

The existing low level tightly clipped hedge which follows the kerb line would remain. Refer to location and block plan drawing 1918/25/P/01.

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