

Design and Access Statement

76 Amberley Drive Hove BN3 8JP

Proposal

Single Storey Rear Extension

Prepared by

Shape Architecture Ltd

Key Considerations

01. Prior to submitting this Householders Application a pre-app submission was made the details of which are below:

Reference PRE2019/00195 Site/Property: 76 Amberley Drive Hove BN3 8JP

Pre-App submitted on 08th August 2019

02. The adjacent property, number 78 has been granted permission to construct a single storey 6 metres deep rear extension.

Planning Reference

Ref. No: BH2020/02553 | Received: Thu 10 Sep 2020 | Validated: Thu 10 Sep 2020 | Status: Decided

03. A Permitted Development application has been submitted and was withdrawn on the advice of the planning department given that the height at the boundary would not comply with requirements of Permitted Development. This is a function of the raised floor level in the dwelling.

Site Context

The proposal relates to a two-storey semi-detached property on the western side of Amberley Drive. The site is not located within a conservation area, nor is it covered by an Article 4 Direction.

Amberley Drive is on an incline and as such number 76 has a raised floor level which is pronounced at the rear elevation.

In respect of the pre-app report we would make the following comments.

Pre-App Writes

Design and Appearance

The proposed rear extension would have a depth of approx. 5.0m, a height of approx. 3.8m and a width equal to the existing building, and would be in brick to match the main house. A set of bifolding doors would occupy the rear elevation. The proposed rear extension would not fully accord with the design guidance set out in SPD12, as the extension would have a depth considerably greater than half the depth of the main house. Amendments may be sought to reduce the depth of the proposed extension accordingly. The proposed width, height, materials and detailing are likely to be considered acceptable in design terms.

The submitted drawings also show the creation of a terrace area at the rear of the proposed extension, an external store area at the side of the existing building, the raising of the boundary wall at the northern side of the garden and the demolition of the existing outbuilding on the southern boundary. The visual impact of these alterations would be assessed in full during a site visit as part of a future planning application, however based on the submitted drawings and information it is unlikely that any objection would be raised in design terms.

RESPONSE:

The proposal projects 6 metres. We acknowledge the comment made in the historic pre-app but believe the situation is now altered with the granting of planning permission for 6 metre deep extension to number 78 next door.

The terrace also has a far reduced impact following the granting of planning permission for neighbouring extension. Nonetheless the terrace is pulled away from the boundary and shortened in depth.

Pre-App Writes

Impact on Amenity

The proposed extension would be located adjacent to the boundary with the neighbour to the north, being built over the place of the boundary wall. This proximity to the neighbour, in combination with the 3.8m height and 5m depth of the proposed extension, is likely to result in overshadowing and other loss of light, in addition to an overbearing impact and increased sense of enclosure, for occupiers of the neighbouring property.

The proposed terrace area would have the potential to cause increased overlooking and noise disturbance for the neighbour. Whilst the proposed increased height of the boundary wall would likely mitigate potential overlooking, the potential increase in overshadowing and sense of enclosure resulting from the increased massing of the boundary treatment must be considered.

The full impact of the proposal would be assessed in full during a site visit as part of a future application.

RESPONSE:

As above, we acknowledge the comment made in the historic pre-app but believe the situation is now altered with the granting of planning permission for the 6 metre deep extension to number 78 next door.

The terrace also has a far reduced impact following the granting of planning permission for neighbouring extension. Nonetheless the terrace is pulled away from the boundary and shortened in depth.

Pre-App Writes

Suggested amendments

The following changes are recommended to improve the proposal and result in a scheme that is more likely to be supported by the local planning authority.

- 1. Reduce the depth of the extension to less than half of the depth of the existing building*
- 2. Reduce the height of the proposed extension*
- 3. Remove the proposed terraced area.*

RESPONSE:

As above, we acknowledge the comment made in the historic pre-app but believe the situation is now altered with the granting of planning permission for the 6 metre deep extension to number 78 next door in respect of each of the three points above. We also note changes to the terrace as noted above.

USE

The use of the property is as a private family dwelling house and this will remain unchanged.

AMOUNT

A single storey rear extension projecting some six metres from the existing building façade then terrace and steps down to existing garden. It should be noted that the garden is extensive and also that the floor level of the ground floor is set higher than the garden level determining steps down to the garden. The proposed projection is in line with the façade of the neighbours' (No 78) planning approved extension and no further.

LAYOUT

The internal layout of the property is largely unaffected save for the creation of large contemporary kitchen dining room which enjoys far improved physical and visual connection with the garden beyond.

SCALE

The scale of the proposed addition is subservient to the main dwelling.

APPEARANCE

A limited palette of high quality materials is proposed to this rear garden extension that match the existing materials.

The proposed development would not be visible from the street.

ACCESS

Access to the property remains unchanged. Access within the dwelling remains largely unchanged.



Rear Elevation