



Arcvelop Ltd.  
1 Pembridge Villas  
Nottinghill  
W2 4XA

+44 (0) 207 050 0703  
[www.arcvelop.com](http://www.arcvelop.com)

Brighton & Hove Planning Department  
Bartholomew House,  
Bartholomew Square,  
Brighton  
BN1 1JE

May 14th 2021

**20 Addison Road, Brighton, BN3 1TP**

**Single storey GF rear / side extension**

### **Design Statement**

Dear Sir/Madam,

This letter supports an application for householder planning consent for a ground floor rear extension at 20 Addison Road. To assist the case officer we have set out the site and planning context, the proposal details, a summary of relevant policy and legislation and the key planning considerations.



Fig. 1: Street frontage

## Site

The site comprises a 4 bedroom terraced property, with a brick fascia, bay window and a slate tile pitched roof. The property forms part of a terrace of L-shaped properties with original 2-storey outriggers and is located in a wider residential area of Brighton.



Fig. 2: Rear Facade

At the rear, the property has a south facing garden which backs onto the rear gardens of properties. The length of the gardens means that the site is not overlooked by any development from the rear.

## Proposals and Use

The applicants (who are the residents) wish to expand the kitchen/dining area, which is already situated in the outrigger and in so doing create a more communal family space. Through the proposals they wish to create open plan space on the ground floor which embraces the garden.

As set out below, under the Town and Country Planning (General Permitted Development) (England) Order 2015 (“GPDO”), the applicant would be entitled to build out 3m from the rear of the original dwelling-house and no higher than 3m within 2m of a boundary. In this instance the applicant seeks to extend out further than the allowance in order to “infill” the gap between the outrigger and the boundary wall and make efficient use of space. The total length of the extension match the existing outrigger with the height of the sloping roof falling from 3m to 2m at the boundary.

It is now commonplace to infill the gap between the outrigger and the boundary wall in properties of this character in order to provide a modern kitchen/dining living room area with good internal circulation space. The proposed side/rear extension will reach a maximum height of 3m and slope down to 2m thereby complying with the height limits set out in the GPDO in order to minimise any impact on the boundary. The resulting sloping roof will match the pitch angle of the roof on the outrigger, providing a balanced design that integrates well with the traditional aesthetic.

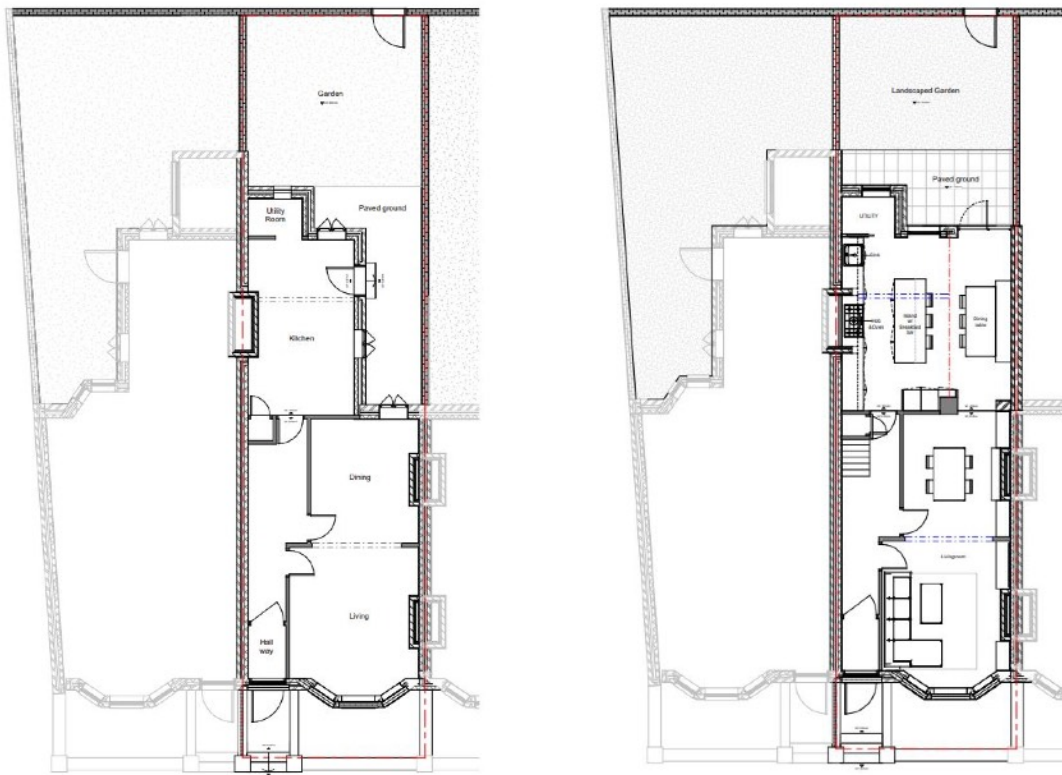


Fig. 4: Existing and Proposed plans

The impact of the infill extension on the neighbouring property would be de minimus, given the height of the existing boundary wall at 2m. The impact on the Conservation Area would similarly be negligible given the lack of visibility of the rear of the property from public areas.

The choice of material will be brick to match the existing rear outrigger, with grey aluminium framed doors and roof lights producing a high quality replacement to the existing doors and windows. The proposals also remove the windows which are side facing, which will improve any issues of overlooking and privacy.



Fig. 3: Existing living space

### Scale, Design, Privacy and Light

With both the side facing and rear facing kitchen windows being removed under the proposals, much of the problematic existing overlooking will be omitted. There won't be any intrusive sight-lines from within the new extension into any of the neighbouring properties/

### **Planning Considerations**

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area;
2. The impact on the amenity of adjoining occupiers;

### Character and appearance

The proposal seeks to infill a small area at ground floor level at the rear of the property and will not be readily visible from the surrounding area. The only place that the proposal will be appreciated is from the rear garden of the property and from aerial views. Nevertheless, the it is recognised that this row of properties is important and that a high standard of design should be expected in order to preserve their character both individually and as a group. The proposals have been carefully considered and provide a strong design response, matching the pitch of the roof of the extension with the pitch of the roof of the outrigger to give a strong aesthetic. The choice of grey aluminium framed doors and glazing will present an attractive and modern look to the rear of the property without compromising the character of the building. The use of the outdoor amenity space will also not be compromised given the limited usability of this narrow piece of land. Overall the

proposal will significantly improve the occupants enjoyment of their property and can be considered to have a neutral / minor positive impact on the Conservation Area.



Fig. 5: Existing and Proposed Sections

### Impact on the amenity

The proposal would only impact the property immediately to the west, 22 Addison Road. The new relationship with this property is mirrored in other examples along Addison Street as highlighted earlier, and the height of the existing shared boundary wall will mean that there is no loss of daylight/sunlight or outlook from their property. Furthermore, as this property is south facing there will be ample daylight and sunlight to the nearest windows.

### Conclusion

The applicant seeks householder planning consent to erect a ground floor side/rear extension at 20 Addison Road, Brighton. The proposal would have no adverse effect on neighbouring properties and would not be readily visible from the surrounding areas. As such it cannot be said to have any material impact on the setting of the property.

The dimensions of the proposal are subordinate to the scale of the house and the design has been carefully considered to preserve and enhance the existing aesthetic. This proposal will enhance the property without material impact and as such should be considered appropriate development.



## Application Documents

In order to complete the application, please find attached the following documentation:

- Completed application forms prepared by Arcvelop;
- Letter Statement prepared by Arcvelop;
- Architectural drawings and CGIs by Arcvelop;
  - Location Plan
  - Existing Block Plan, Site and Roof Plan – Drawing No E101 (Rev 1)
  - Existing Layouts – Drawing Number E102 (Rev 1)
  - Existing Elevations – Drawing Number E201 (Rev 1)
  - Existing Sections – Drawing Number E301 (Rev 1)
  - Existing 3D Views – Drawing Number E302 (Rev 1)
  - Proposed Block Plan, Site and Roof Plan – Drawing No P101 (Rev 1)
  - Proposed Layouts – Drawing Number P102 (Rev 1)
  - Proposed Elevations – Drawing Number P201 (Rev 1)
  - Proposed Sections – Drawing Number P301 (Rev 1)
  - Proposed 3D Views – Drawing Number P302 (Rev 1)

Additionally, we will arrange payment to the Council to cover the cost of the householder planning permission application.

I trust that the above is clear and we look forward to receiving notification that the application has been registered in due course. Should you have any queries in relation to any of the attached information, please do not hesitate to contact me.

Yours sincerely,



Marc Alexander Turnier  
BA (Hons) March PG Dip RIBA ARB