






# 20 CANFIELD ROAD BRIGHTON BN2 4DN

**Design and Access Statement**  
**CG-188**  
**AUGUST 2021**  
**CADGUYS**

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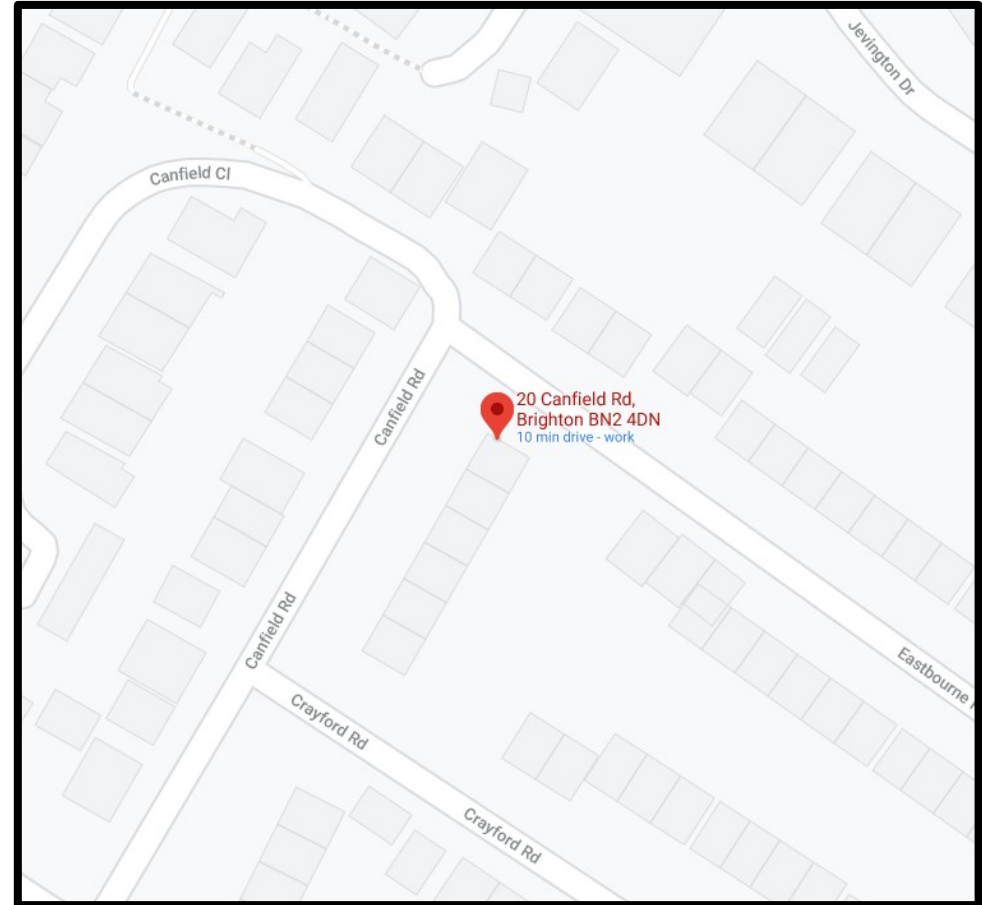
07512090919   
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[cadguys@mail.com](mailto:cadguys@mail.com) 



## Aerial Photo






## Road Map



## Details

Location 20 CANFIELD ROAD, BRIGHTON, BR2 4DN  
LPA BRIGHTON AND HOVE COUNCIL  
Site Area 260m<sup>2</sup>

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**PHOTOGRAPHS OF SITE**



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## 1.0 INTRODUCTION

The applicant proposes a single-storey side extension to accommodate for future needs and space to facilitate their health condition.

I refer to to a recent refusal received 28<sup>th</sup> May **REF: BH2021/00944**

Reason for refusal

The proposed extension is considered an inappropriate addition to the dwelling and street. The very close proximity of the side extension to the side boundary will create an overly dominant and incongruous feature, particularly in views from Eastbourne Road. The proposal causes harm to the character and appearance of the area and is therefore not in accordance with policies QD14 of the Brighton and Hove Local Plan or CP12 of the Brighton and Hove City Plan Part One or SPD12 design guidance.

This application is to request a certificate of lawfulness as I acting as the agent and the applicant believe the proposal to now fit within the permitted development guidelines.

## 1.1 EXISTING USE

The existing residence is a traditional two-bedroom end of terrace. The applicant is currently living in the dwelling with plans to stay for the foreseeable future.

## 1.2 PROPOSED USE

The extension will provide the much needed extra ground floor space to accommodate for a health condition that relates to the loss of mobility, hence the need for extended ground floor space. Details of this can be provided.

## 1.3 APPEARANCE

The extension would be in keeping with the existing render finish and would have either a GRP roofing system or felt. Windows will be to match existing.

## 1.4 PRECEDENT

The nearest immediate precedent we are aiming to use is at No.8 Canfield Road, Ref: BH2016/02874 | Erection of single storey side extension. | 8 Canfield Road, Brighton, BN2 4DN. This approved design is similar in scale but differs in roof type. We hope as this is a recent approval that it would be assessed in the same manner.

## 1.5 CONCLUSION

Although we are frustrated that the previous design was only 300mm out in width in terms of falling within PD, we have amended and submitted for a Certificate of Lawfulness as we are confident the design now complies.

Should you want to discuss the design further, please feel free to contact me direct as we are happy to work together to achieve the ideal solution.

Drawing list Nos	Drawing Name	Drawing Ref
1	Location and Block Plans	PL_01-A
2	Existing Floor Plans	PL_02
3	Existing Elevations	PL_03
4	Proposed Plans	PL_04-B
5	Proposed Elevations and Section	PL_05-B

Sonny Medcalf  
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**CADGUYS**

Date: 26 AUGUST 2021



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