

**44 Saxon Road,  
Hove, BN3 4LF**

Demolition of front porch and rear conservatory extension.  
Erection of single storey front porch, rear extension, revised  
fenestrations and associated internal alterations.

**Design and Access Statement**

November 2023



# 00. Introduction

- 00.1 This Design and Access Statement has been prepared to assist Brighton and Hove City Council in the determination of a Householder Planning Consent for the external and internal alterations to 44 Saxon Road, Hove BN3 4LF.
- 00.2 This statement has been produced by LAARCH on behalf of the applicant to support the following works to the property:
- Demolition of existing pitched roof entrance porch and erection of a flat roof front extension.
  - Demolition of existing polycarbonate pitched roof rear conservatory extension and erection of full width flat roof rear extension.
  - Replacement of existing PVC windows with aluminium lookalike.
  - Associated internal alterations.
- 00.3 This statement should be read alongside the rest of the documentation submitted with the planning application, in particular the architectural drawings produced by LAARCH.
- 00.4 These document sets out the proposal in the context of its surroundings, design approach, scale, internal arrangement and conformity with planning policy.



Figure 00.1:  
No. 44 Saxon Road - Site location Plan

## 01. Site & Context

- 01.1 The property is located in the predominantly residential area of Aldrington, to the West of Hove's main centre, which is characterised by late nineteenth and early twentieth century villa style houses on tree-lined roads set out in a grid-iron plan layout.
- 01.2 The area began to be developed from the late nineteenth century as a westward extension of Hove, with many large houses built in the period from 1880 onwards and more recent apartment blocks built during the 1960s, mostly along the sea-front.
- 01.3 Saxon Road is a residential street comprising mostly of two storey semi-detached dwellings. It runs north-south between New Church Road to the North and A259 Kingsway to the South with Aldrington Recreational Ground to the East.
- 01.4 The Property located on No. 44 consist of two storey semi-detached dwelling with a front driveway located to the north-west side of Saxon Road, directly opposite of Wish Park.
- 01.5 44 Saxon Road is not an statutory listed property neither it is within a conservation area.



Figure 01.1:  
No. 44 Saxon Road front (top) and rear (bottom) bird's eye view

## 02. Existing Site

02.1 44 Saxon Road is a four bedroom and two storey semi-detached property typical of the area with a big enough paved driveway for a car to be parked outside.

02.2 The front elevation construction is of red brick at ground floor level and white painted render to the first floor, with side and rear elevations finished in white painted render in its entirety.

02.3 The main elevation to Saxon Road (figure 02.1) has a red-tiled symmetrical hipped roof layout with no. 46 and

a red brick chimney stack to the centre, semi-circular bay windows at ground and first floor levels to the right-hand side and garage door to the left-hand side with a modest pitched roof entrance porch located in between the two.

02.4 To the rear (figure 02.2) there is a two storey hipped roof rear annexe to the right-hand side and a ground floor polycarbonate conservatory of poor construction that is not fit for purpose. The west facing rear garden is connected to the living areas through the conservatory and a small PVC glazed door.

02.5 The existing white PVC windows are not original and, alongside with the solar panels located to the rear roof, are beyond their lifespan and need replacement.

02.6 There is an extant planning application for the ground and roof extensions and internal alterations. Ref: BH2021/03651 granted on 11<sup>th</sup> March 2022 for the Erection of single storey front and rear extension and revised fenestration; roof alterations including hip to gable extension, rear dormer, front rooflights and replacement roof tiles.



Figure 02.1:  
Existing front elevation to Saxon Road



Figure 02.2:  
Existing rear elevation to the garden

## 03. Planning Context

---

### Relevant Planning History

- 03.1 There are a number of planning applications on Saxon Road and the local area that have been granted for similar alterations.
- 03.2 Recent planning history for 44 Saxon Road includes:
- **44 Saxon Road, Ref: BH2021/03650 withdrawn.** *Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extensions, front rooflights and rear dormer.*
  - **44 Saxon Road, Ref: BH2021/03651 approved on 11<sup>th</sup> March 2022.** *Erection of single storey front and rear extension, rear dormer, front rooflights and replacement roof tiles.*
- 03.3 Relevant planning applications for the neighbouring property include:
- **42 Saxon Road, Ref: BH2019/02132 approved on 12<sup>th</sup> September 2019.** *Certificate of lawfulness for proposed single storey rear extension and loft conversion incorporating hip to gable roof extension, rear dormer and 4no. front rooflights.*
  - **42 Saxon Road, Ref: BH2019/02133 approved on 16<sup>th</sup> August 2019.** *Erection of single storey front porch and*

*garage extension.*

### Compliance with Planning Policies

- 03.4 The external alterations to the front and rear elevations are subject to policies and standards set in The National Planning Policy Framework (NPPF), Brighton and Hove City Plan Part One (CPP1), Brighton and Hove City Plan Part Two and Supplementary Planning Documents. The proposal has been carefully designed having regard for these policies and guidelines.
- 03.5 Brighton & Hove City Plan Part One (CPP1) adopted March 2016:
- SS1 - Presumption in favour of Sustainable Development.
  - CP10 - Biodiversity.
  - CP12 - Urban Design.
  - CP13 - Public Streets and Spaces.
- 03.6 Brighton and Hove City Plan Part Two (CPP2) adopted October 2022:
- DM1 - Housing quality, choice and mix.
  - DM18 - High quality design and places.
  - DM20 - Protection of Amenity.
  - DM21 - Extensions and alterations.

- DM33 - Safe, sustainable and active travel.
  - DM41 - Polluted sites, hazardous substances & land stability.
- 03.7 Design Guide for Extensions and Alterations adopted June 2013:
- Section 3.1 - Rear extensions (including conservatories).
  - Section 3.3 - Front extensions and porches.
  - Section 3.4 - New and replacement windows.
  - Appendix D - Sustainable Building Design.

## 04. Design Proposal

- 04.1 The nature of the proposed works to the property are well preceded among the neighbouring properties in Saxon Road and throughout the area, with a number of similar front and rear extensions approved in the vicinity.
- 04.1 The proposal seeks to extend and re-organise the internal layout at ground floor level (figure 04.1) to accommodate a gym area and a modern and open-plan living space more connected with the rear garden. On the first floor, one of the smaller bedrooms will be re-purposed as a walk-in wardrobe and en-suite bathroom for the master bedroom.
- 04.2 Externally, the proposed full width rear extension (figure 04.3) will match the scale, design, depth and height of the already approved planning application Ref: BH2021/03651.
- 04.3 The proposed front porch extension will again match the scale, width and depth of the extant planning application, but it will be topped with a flat roof to integrate with the modern design already introduced by the anthracite aluminium fenestrations and entrance door.
- 04.4 In order to make sure that the proposed front porch extension remains subservient to the parent building, the height of the flat roof parapet will remain below the brick stringcourse level separating the red brick construction from the white render on the first floor.

### Appearance and Materials

- 04.5 Materials used externally will be of similar appearance to those used in the construction of the exterior of the dwelling house.
- 04.6 Both front and rear extensions will be finished in white painted render with double glazed anthracite aluminium framed windows and doors.

- 04.7 Existing solar panels to the rear roof will be replaced by a modern, more energy efficient lookalike version.

### Amenities

- 04.8 The proposal seeks to improve the internal daylight and sunlight levels which are considered important for the health and well-being of its occupants and to reduce the energy consumption by diminishing the need for artificial heating and lighting.

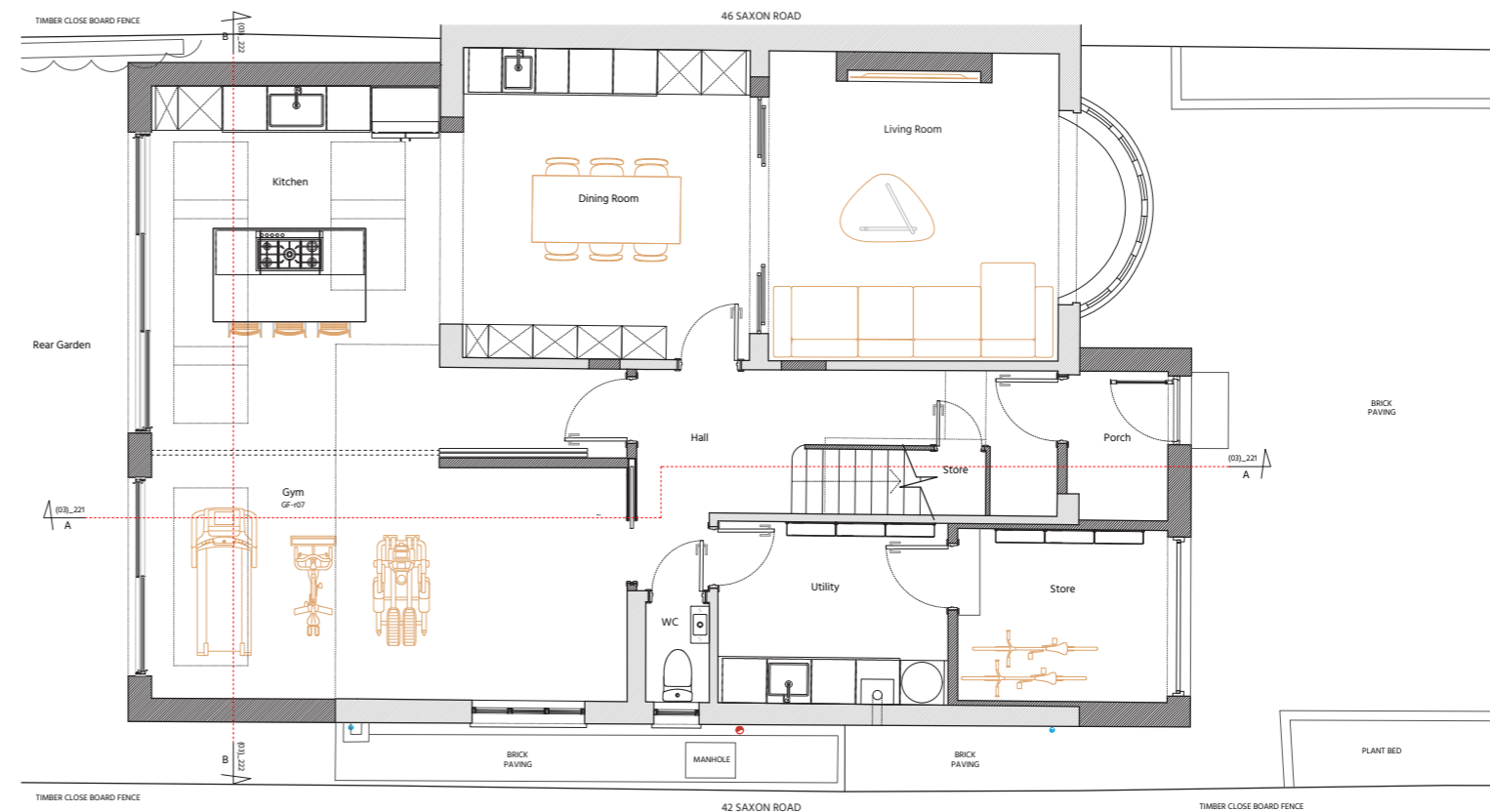


Figure 04.1:  
Proposed Ground Floor Plan

# 04. Design Proposal

03.9 The proposal will not result in any substantial overshadowing, noise or loss of privacy to the neighbouring properties. Therefore it does not negatively impact the amenity of the surrounding buildings.

### Architectural Character

04.10 Material used for the proposed external alterations will be in keeping with the construction of the parent building to preserve the architectural character of the property and the Saxon Road area.

04.11 The massing and scale of the front porch extension has been designed to successfully integrate into the architectural design of the existing building, remain subservient and never dominate the parent building in bulk, scale, materials or design.

### Access

04.12 The proposed works do not affect the existing vehicular or pedestrian access to the property or its surroundings.

### Local Environmental Quality

04.13 The proposed design will not result in any environmental harm such as polluted air, excessive smells, noise or strong vibrations. Therefore, the proposal will not negatively impact the existing building or its neighbours.

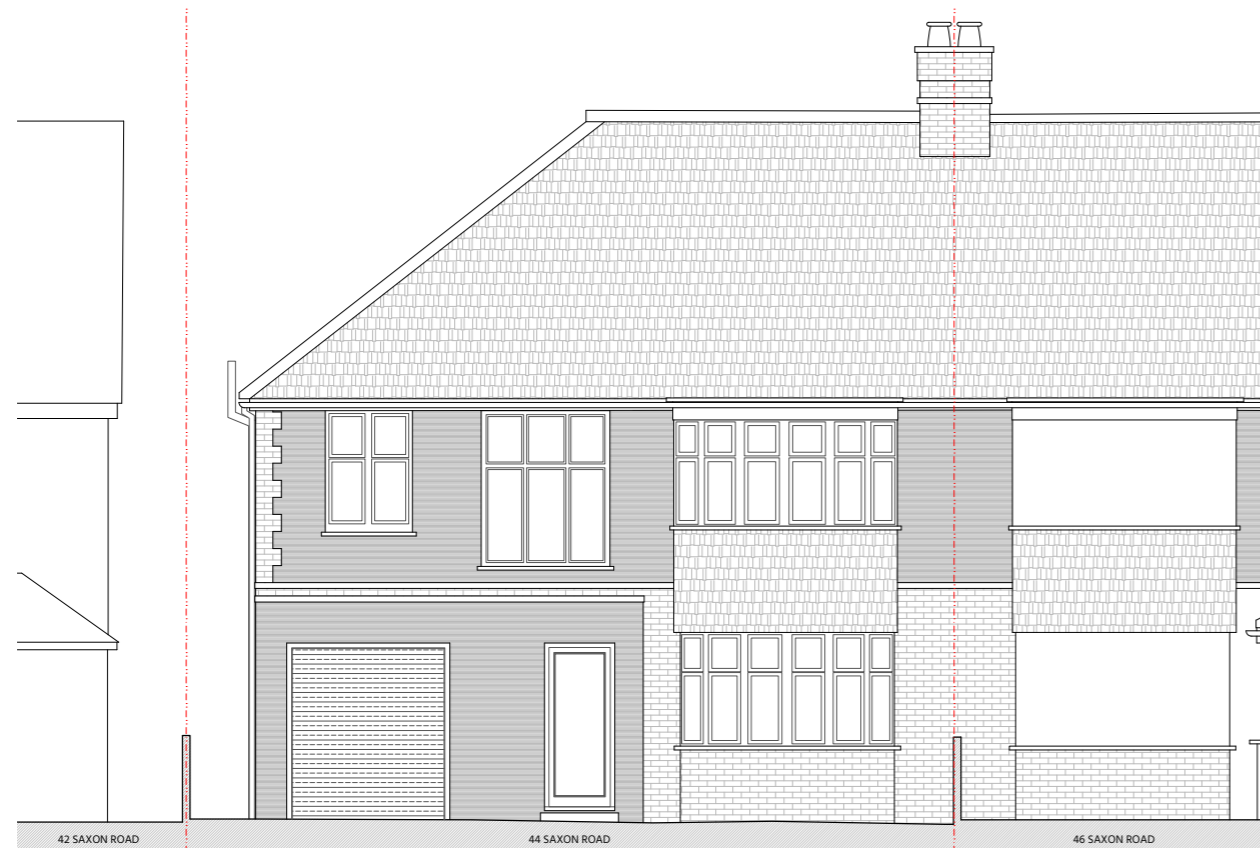


Figure 04.2:  
Proposed front elevation to Saxon Road



Figure 04.3:  
Proposed rear elevation to the garden

## 05. Conclusion

---

05.1 The proposal seeks to extend no. 44 Saxon Road to provide a functional ground floor layout connected with the rear garden as well as improving the first floor internal configuration, which will result in a larger dwelling with high design standards and fit for modern living purposes.

05.2 The proposed design will be fully compliant with current Building Regulations and will offer significant improvements in the following areas:

- Improved layout to provide a more flexible configuration that responds to the present needs and can be adapted to the future requirements of the applicant.
- Proposed extensions will be fitted with thermal insulation and double-glazing to all new windows and sliding doors.
- Improved internal daylight and sunlight levels, which will reduce the energy consumption by diminishing the need for artificial heating and lighting.
- Materials used for the extension will be of a high quality standard and similar in appearance to the parent building in order to preserve the architectural character of the property and the wider area.
- Impact to the neighbouring properties is minimised by focusing on key aspects: privacy, noise disturbance and good design in keeping with the existing building.

05.3 It is for these reasons that we believe the proposal would be a considerable improvement to the property and would result in a positive contribution to the Saxon Road area.