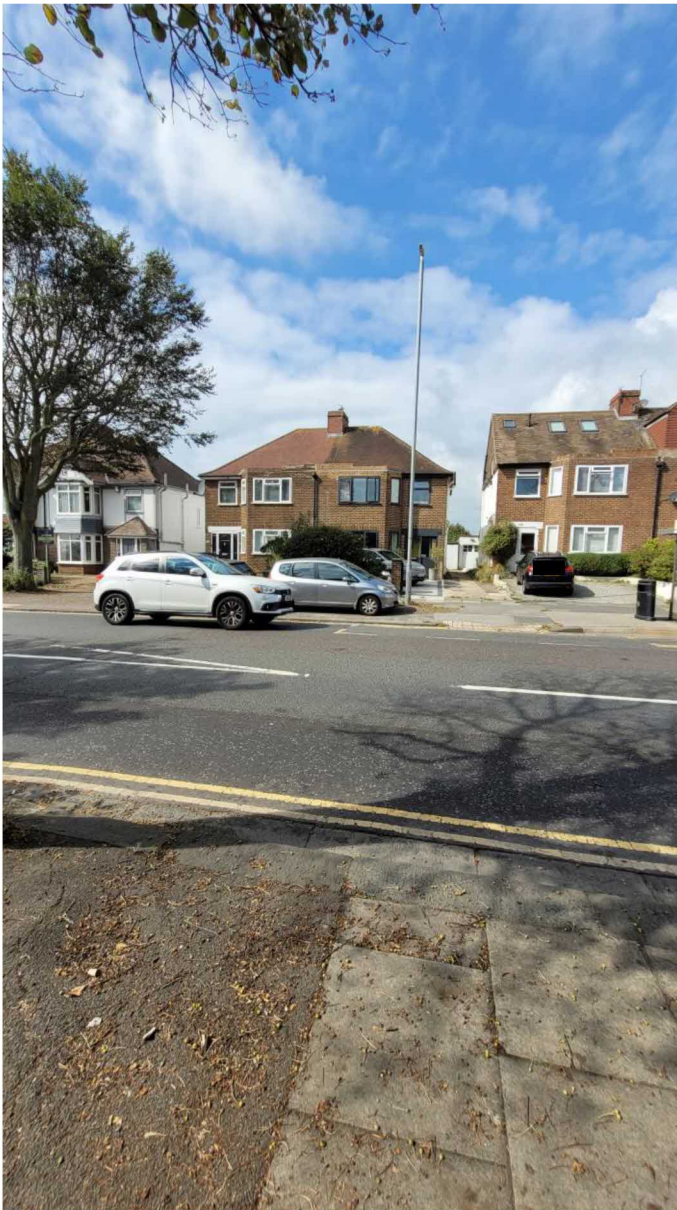


Design and Access Statement: 118 Nevill Road, Hove BN3 7BT

1. The proposal involves the demolition of the existing rear detached garage and the erection of a rear extension that extends from the rear wall of the existing house and includes an extension to replace the garage.
2. Part of the rear extension will be used as a residential annexe to provide additional living accommodation and an occasional bedroom ancillary to the main house.
3. The size and scale of the building is very similar to what could be carried out under permitted development for an outbuilding and rear extension. The only difference is that the two parts of the extensions will be linked. The owners could carry out a similar development by erecting an outbuilding, replacing the garage, and by carrying out a rear extension up to 6m deep (subject to a prior approval application).
4. The scale and appearance of the building has been designed to have minimal effect on either neighbour, The highest part of the roof is in the centre of the garden with the pitch roof falling to both boundaries.
5. The extension is set away from the boundary to 116 Nevill Road. The brick boundary wall will be demolished and the new wall of the extension built further away from the boundary and the neighbour's conservatory.
6. The extension is set far back from the front elevation. There is little change from the current view of the garage and the part view of the proposed extension.
7. Two side doors will be added, accessed via the shared driveway. One door will replace an existing side window and will provide access into a newly created utility room. The second door will provide access into the 'link', a lobby area connecting the kitchen to the annexe and providing access through to the garden.
8. Impact to the neighbours would be minimal with the Annexe used for occasional additional sleeping accommodation. Access to the garden and patio area will be similar to what there is currently.
9. Similar extensions have been carried out along Nevill Road and the surrounding areas where permission has been granted to convert garages into residential annexes ancillary to the main house. Permission has been granted for new buildings in gardens to be used as annexes along with permissions granted for large rear extensions.
10. Materials will match the appearance of the existing house. Rendered walls, black aluminium windows, grey tiled roof.

Photos



Street view of house and side shared driveway



Shared driveway – garages set back to rear



Rear view of house and garage





Garage and brick wall





South boundary looking towards no. 116's conservatory





Side view of brick wall from shared driveway

Precedent images of similar types of extension

