

Ref.: 23097 – 6 Chiltington Way, Saltdean, East Sussex, BN2 8HB

Design and Access statement

General Description

The property in question consists of a conventional semi-detached chalet bungalow with a previously built rear extension and flat roof rear dormer. The previous alterations were granted Certificate of Lawfulness under the Reference Number BH2013/01118. The property is on the Northern side of Chiltington Way in the coastal village of Saltdean. The existing property is not listed, nor is it within a Conservation Area or an Area of Natural Beauty.

Proposal

It is proposed to modify the existing first floor accommodation by extending and converting the loft space. On the first floor a family bathroom will be created along with an additional bedroom. The existing master bedroom and rear bedroom will be increased in size and a more practical shower room ensuite created. On the ground floor the bathroom will be reduced in size to create a shower room and a larger entrance hall. Lastly new wider stairs will be installed up to the first floor accommodation.

Design Statement

The existing chalet ground floor walls, along with the previously built rear extension, are cavity construction finished with face brickwork. The roof to the main property has concrete interlocking tiles. At the front of the property is an original flat roof dormer. At the rear is a rear flat roof dormer which was constructed in 2013 along with the rear ground floor extension. The dormer external walls have vertical tile hanging and felt covered flat roofs. The windows and doors are all UPVC.

The extended pitched roofs will have matching concrete interlocking tiles. The extended flat roof rear dormer roof will be felt. The new dormer external walls and end gable will be finished with vertical tile hanging. The new windows and front roof light will be UPVC to match the existing.

Landscaping

No trees will need to be removed as part of this development.

Scale

The ridge height for the first floor extension will be the same as the original property. The rear flat roof dormer will be increased in width from 3m to 6.75m and the depth increased by 0.4m. The height to the roof of the dormer will be the same as the existing.

Access Statement

Access to the first floor accommodation will be achieved by the new wider staircase. The existing staircase is very narrow, and steep, which makes getting furniture up and down difficult. The main entrance into the property will continue to be through the front door into the entrance hall. The entrance hall will be widened to enable easier access into the property.

On the first floor a larger landing will be created for access into the three bedrooms and the family bathroom. The new first floor windows to the bedrooms will be suitable for escape purposes.

Parking Statement

Parking will be unaffected by the proposed alterations.

Justification Statement

The proposals will be of great benefit to the owners in order to create an additional bedroom and first floor bathroom which is essential for the family. In addition the new shower room ensuite to the master bedroom will be more practical than the existing ensuite. The new windows to the bathroom and ensuite will create nature light but the lower sections will have obscure glazing and fixed shut to prevent overlooking.

The existing stairs are narrow, steep and do not comply with Building Regulations. It is proposed to widen and relocate the stairs to be safer and will make moving furniture much easier. A new family bathroom will be created on the first floor and as a result the ground floor bathroom will be changed into a smaller shower room. This will enable the existing narrow hallway to be widened which will create sufficient space to store coats, shoes and buggies etc.

Care has been taken with the design to ensure that there will be no overshadowing of neighbouring properties 4 Chilington Way and 1 Chilington Close from the proposed alterations. The maximum height of the roof extension will not be higher than the existing. The flat roof rear dormer will be the same height as the existing.

The increase in roof volume from changing the hipped roof to an end gable is less than 50m³ and therefore is considered Permitted Development. However the extension of the rear flat roof dormer is required at the rear in order to create two good sized bedrooms. The combined volume of the roof extension will then be greater than 50m³. The owners have two children and it is important to have the whole family on one level. The new flat roof dormer is set just within the Party Wall and new end gable and therefore will be mostly hidden from Chilington Way. Most of the properties in Chilington Way have end gables including all of the houses and bungalows on the Southern side of Chilington Way.

Many properties in Chilington Way have been extended and modified over the years which include the following:

In January 2023 (BH/2022/03698) No. 19 Chilington Way was granted Consent for a single storey full width rear extension. In February 2021 (BH2020/03580) No. 36 Chilington Way was granted Consent for a single storey rear/side extension along with a garage conversion. In January 2016 both 42 and 44 Chilington Way were granted Consent for a front extension over the existing attached garage (BH2015/04165 and BH2015/04164 respectively). Finally in September 2014 (BH/2014/02145) No. 32 Chilington Way was granted Consent to demolish the garage and build a side/rear single storey extension.

In none of these previous Applications were the proposed extensions and alterations deemed to have any adverse impact on the character of the area or the street scene. The proposed roof/first floor extension to No. 6 Chilmington Way are in keeping with similar developments granted Consent within this area of Chilmington Way along with others in the village of Saltdean.

HT Partnership

ICH/23097

1st December 2023