



6 BENETT AVENUE, HOVE, BN3 6UR

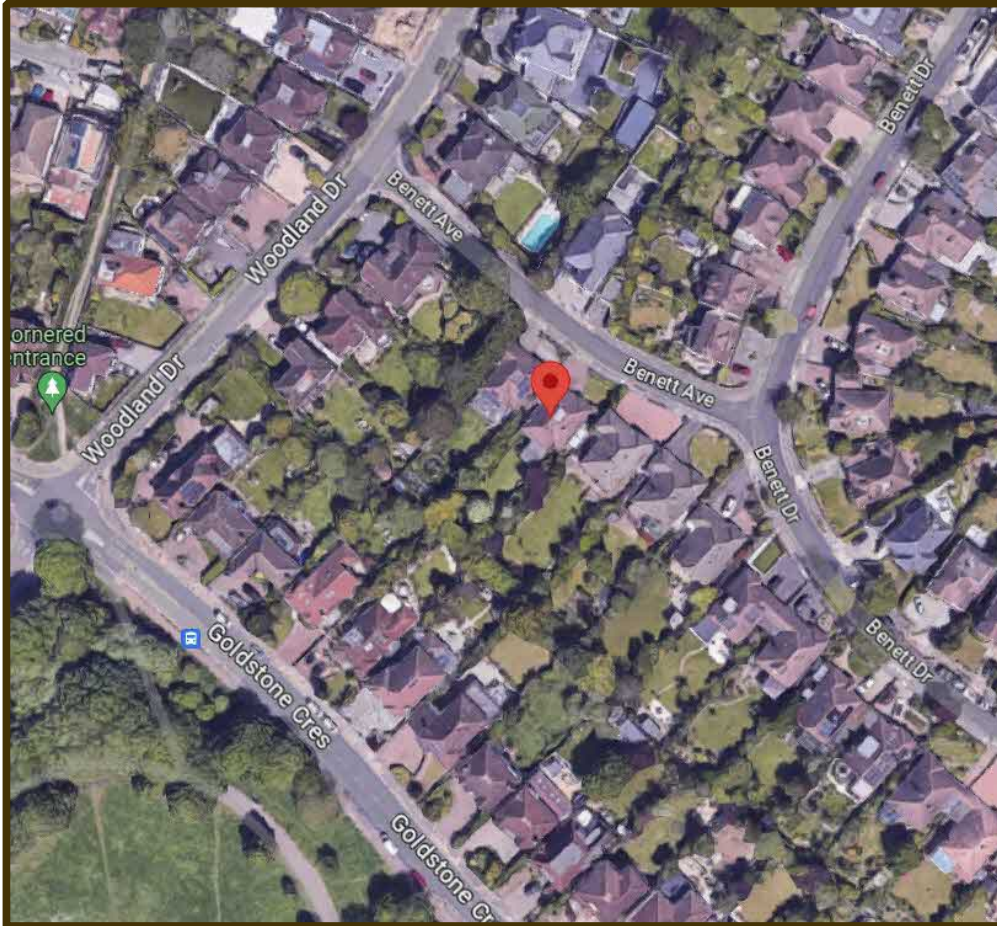
DESIGN AND ACCESS STATEMENT
CG-288
SEP 2023
CADGUYS

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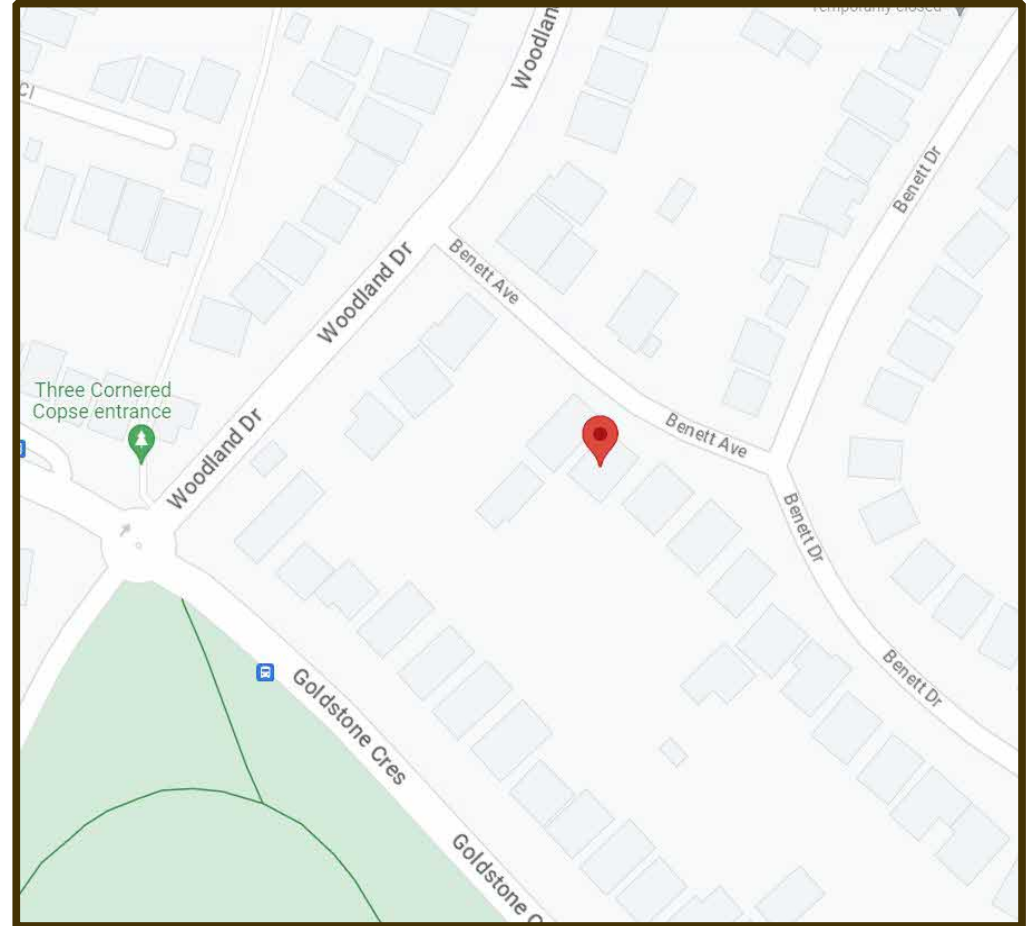
07512090919
www.cadguys.co.uk
info@cadguys.co.uk



Aerial Photo



Road Map



Details

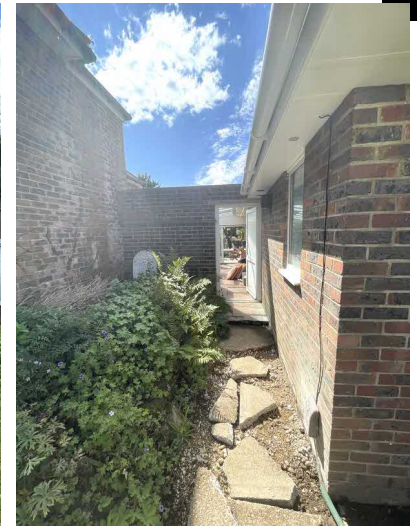
Location 6 BENETT AVENUE, HOVE, BN3 6UR
LPA BRIGHTON AND HOVE CITY COUNCIL
Site Area 683m²

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PHOTOGRAPHS OF SITE



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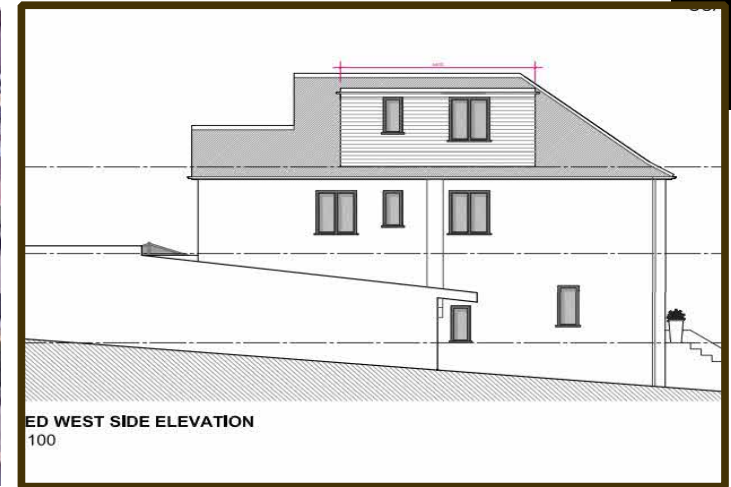
PLANNING AND LOCAL PRECEDENT



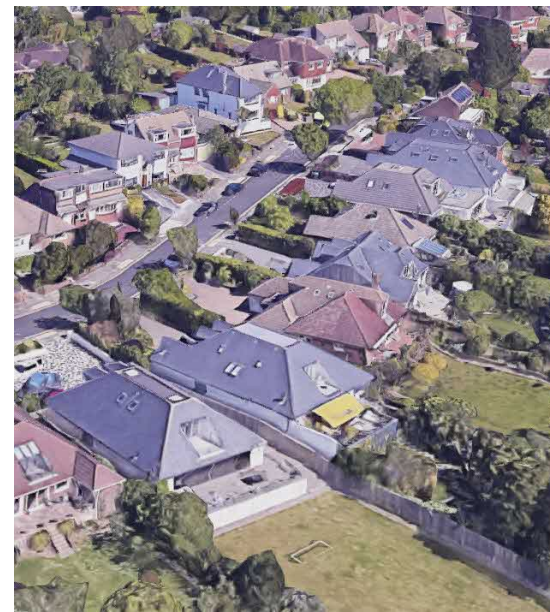
48 BENETT DRIVE, HOVE, BN3 6UR



7 BENETT DRIVE, HOVE, BN3 6UR



40 & 42 BENETT DRIVE, HOVE, BN3 6UR



LOCAL GREY/SLATE ROOFS

In terms of local precedent, we have looked to immediate neighbours for existing architectural design and what has been approved by the council. No.48 Benett Drive has extended into the loft space and extended on the ground and first floor in a similar style to our proposal for 6 Benett Avenue.

Recent development at No.40 & 42 Benett Drive show a similar extension/loft conversion to the rear with flat roof dormers to the side elevations. We have also included a recent approval at No.7 Benett Drive ref: BH2021/03630 which show approval for a side dormer and transparent glazing. Side dormers are prevalent in the area and have since been approved regularly which should be stated for the purpose of the application.

Lastly it should also be noted that the applicant is proposing to re-tile the roof with new grey/slate roof tiles, much like many of the properties in the area that have been approved.

1.0 INTRODUCTION

This application requests planning permission for a two storey rear extension and loft conversion at **No.6 Benett Avenue**. The applicants and myself as the agent believe that the majority of the proposal would fall under permitted development, but have agreed to submit under a householder application to consolidate the proposal for convenience during the decision making process.

1.1 EXISTING USE

The existing property is a 2/3-bed detached dwelling. The property is in constant use as a family home.

1.2 PROPOSED USE

The proposed two storey rear extension will involve demolition of the existing ground floor rear extension, and construction of a new ground floor extension which will allow for a larger kitchen and dining room. The first floor extension/loft conversion will allow for first floor bedrooms, en-suite and family bathroom.

1.3 APPEARANCE

The current finish is brick, with white/anthracite grey UPVC windows/doors. The new windows and doors will be that of anthracite grey, with a white render finish to the rear. New slate roof tiles are also proposed for existing and proposed roof to match grey slate tiles to the new dormers.

Drawing list

Nos	Drawing Name	Drawing Ref
1	CG288 - PL01-6BA - Location and Block Plan	PL-01
2	CG288 - PL02-6BA - Existing Plans	PL-02
3	CG288 - PL03-6BA - Existing Elevations	PL-03
4	CG288 - PL04-6BA - Proposed Plans	PL-04
5	CG288 - PL05-6BA - Proposed Elevations	PL-05
6	CG288 - PL06-6BA - Proposed Sections AA BB	PL-06

1.4 CONCLUSION

This application requests planning permission for a two storey rear extension and loft conversion at **No.6 Benett Avenue**.

We have developed this scheme with consideration to neighbours, scale, proportion, materiality, quality of design and layout alongside building regulations.

Please contact me direct if you'd like to discuss the proposal.



Sonny Medcalf

Architectural Designer BA(Hons) MA.

CADGUYS

Date: 26 SEPTEMBER 2023

