



26 DAWSON TERRACE BRIGHTON BN2 0EL

DESIGN AND ACCESS STATEMENT

CG-286

AUG 2023

CADGUYS

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1.0 INTRODUCTION

This application requests planning permission for a single storey rear extension at **No.26 Dawson Terrace**. The applicant and myself as the agent believe that most of the proposal would fall under permitted development, but the height and use of materials are not as existing, hence the householder application.

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 rear extension will allow for a larger kitchen/dining area with some internal changes.

1.3 APPEARANCE

The current finish is a mix of brick, render and white UPVC windows/doors. The new materials to the rear extension will be vertically clad composite cladding, with Anthracite UPVC doors and windows.

Drawing list

Nos	Drawing Name	Drawing Ref
1	CG286 - PL01-DT - Location and Block Plan	PL-01
2	CG286 - PL02-DT - Existing Plans	PL-02
3	CG286 - PL03-DT - Existing Elevations	PL-03
4	CG286 - PL04-DT - Proposed Plans	PL-04
5	CG286 - PL05-DT - Proposed Elevations	PL-05
6	CG286 - PL06-DT - Proposed Sections AA BB	PL-06

1.4 CONCLUSION

This application requests planning permission for a single storey rear extension at **No.26 Dawson Terrace**. As stated we believe this proposal falls under permitted development but due to material finishes and height, falls outside of allowance.

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.

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Date: 24 AUGUST 2023

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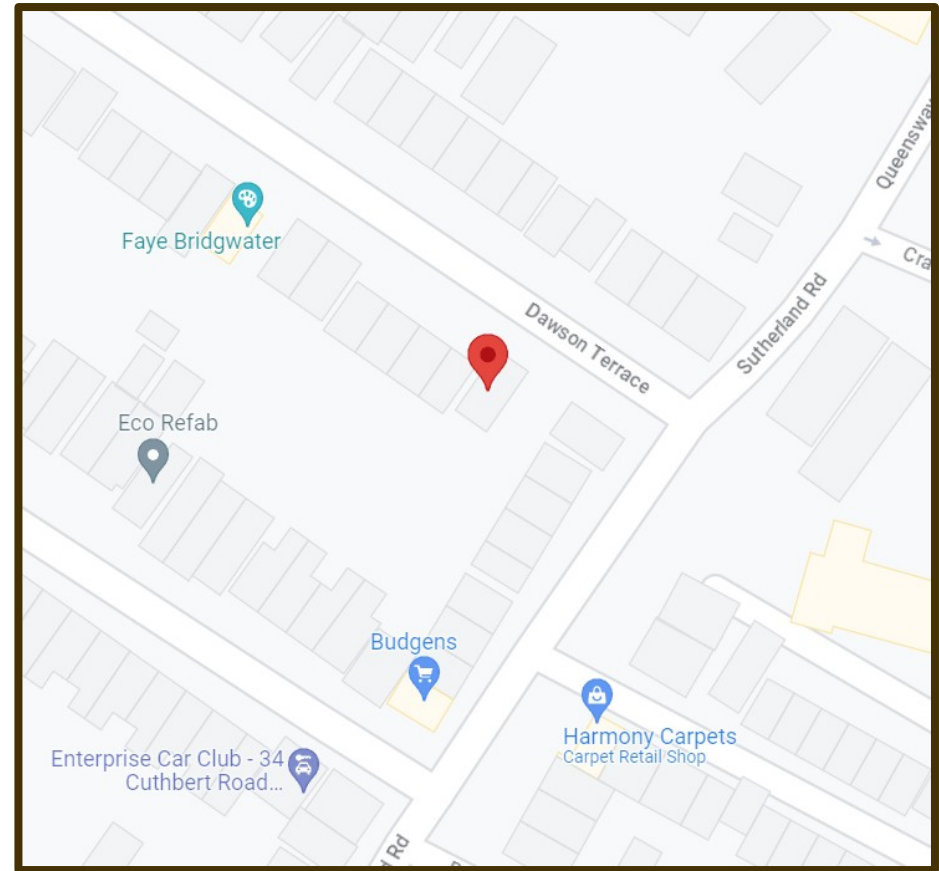
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3D Aerial Photo






Road Map



Details

Location 26 DAWSON TERRACE, BRIGHTON, BN2 0EL
LPA BRIGHTON AND HOVE COUNCIL
Site Area 125m²

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PHOTOGRAPHS OF SITE



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