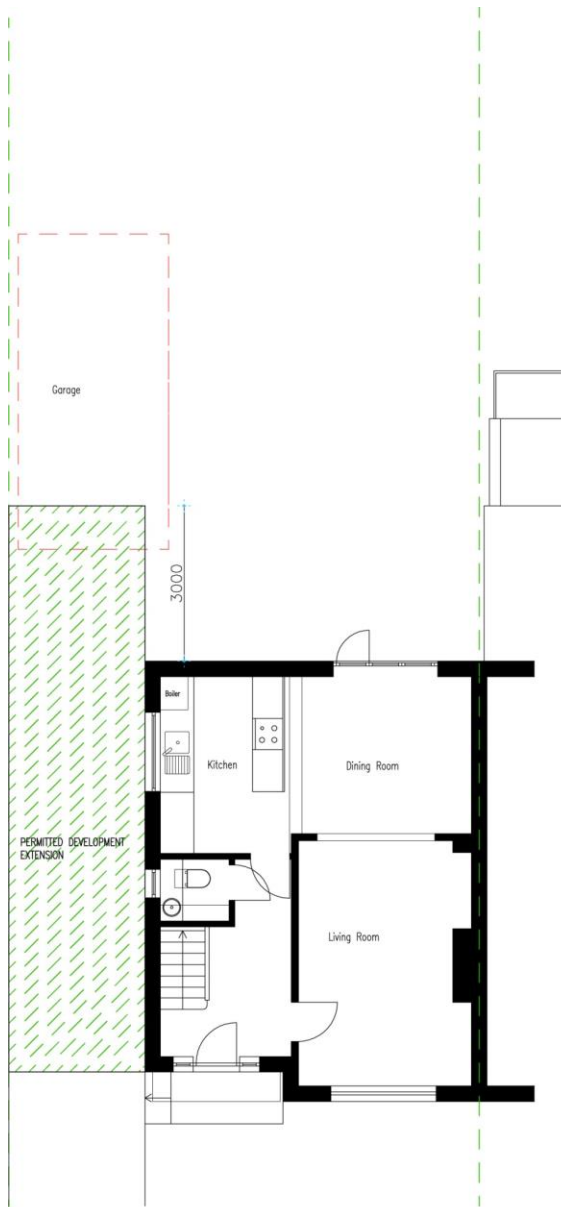


**Design and Access Statement for Proposed Ground Floor Extension  
at  
3 Sandringham Close, Hove BN3 6XE**

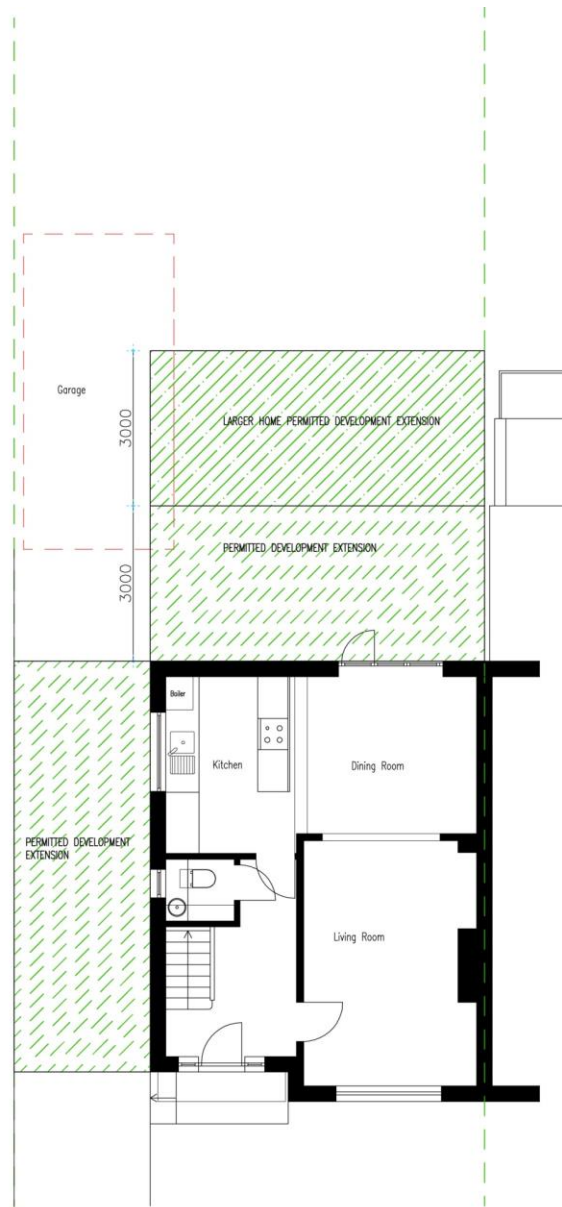
Design & Appraisal

- 3 Sandringham Close is a semi-detached house within a cul-de-sac of 17 similar properties. The house design is typical of the area.
- No. 3 Sandringham Close has its own driveway with a single garage located to the rear of the property with driveway to the side.
- The single storey ground floor extension has been designed to create a large kitchen/dining room and separate utility room and store room whilst maintaining a separate living room.
- The garage and rear decking are to be demolished. The proposed extension is located to the side and rear of the property to utilise the side area.
- The design of the extension, with its parapet wall and flat roof behind, will match the rear extension at No. 4 Sandringham Close and similar in style to many garage side extensions in the area.
- The front door is already set back from the front of the house and the store/garage will be set back a further 0.3m.
- The rear extension will extend a further 1m in to the garden compared to the neighbouring extension at No. 4 Sandringham Close. This will have very little effect on the windows to the rear of the neighbouring extension. A rear terrace is proposed at ground floor level to be accessed directly from the kitchen/dining room. This is set away from the boundary of No. 4 by 0.75m. A 1.8m obscure glass screen is proposed to the side of the terrace to eliminate any overlooking. On the easterly boundary with No. 2 Sandringham Close the staircase down to the garden will create distance between the terrace and No. 2's garden. The garage at No. 2 projects further in to the garden than the proposed extension. The proposed terrace will project 0.8m beyond the rear wall of the neighbouring garage but not as far as the current garage at No. 3 which will be demolished as part of the work.
- The highlighted plan on page 3 shows the side and rear extensions that could be carried out under permitted development.
- The proposed extension is overlaid on to this plan on page 4 and shows that the proposal is smaller in size than what could be permitted. The corner/infill piece which isn't covered by permitted development is where the current garage is situated so there is already a building in this location.
- The proposed extension and terrace will not be as deep as the current garage. The property benefits from a large sloping south facing rear garden.
- Materials will match the appearance of the existing house.
- Other side extensions, rear extensions and terraces have been approved in the area along with the principle of having a lower level room.

- The lower level room will be sunken below the garden level to reduce its impact on the rear elevation. The ground level naturally slopes away from the house, utilising the space under the proposed extension and terrace will provide a valuable home office and storage.
- A loft conversion incorporating hip to gable extension and rear dormer will be built under permitted development. The side and rear extension will be in keeping with the overall look of the house. A proposed rear elevation showing the loft conversion and extensions is shown on page 4.
- A similar extension was approved at No. 14 Sandringham Close in 2015 ref: BH2015/01083
- A 2 storey extension (ground floor and lower ground floor) was approved at the next door property at No. 4 in 2012 ref: BH2012/00189. This incorporated a 3m depth ground floor extension, 3m patio and a 5m lower ground floor extension.
- A similar extension was approved on appeal at 46 Elizabeth Avenue ref: BH2014/019240 and another approved at 7 Queen Victoria Drive ref: BH2017/00503 for a side extension and 6m rear extension. All of the above are examples of wrap around side/rear extensions within the vicinity of 3 Sandringham Close and matching the housing typology.
- Street View photos are shown on page 6 of side extensions/garages.



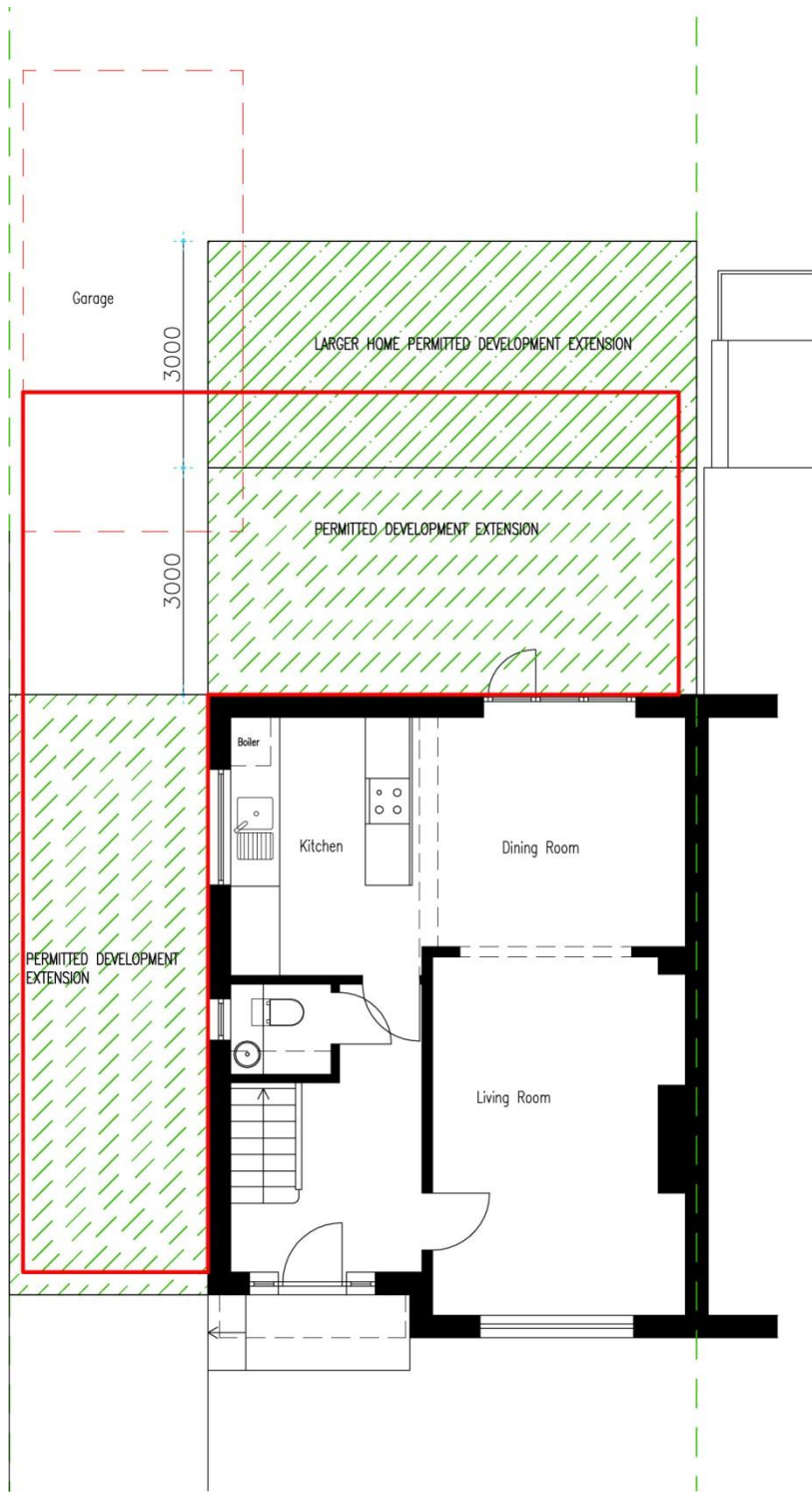
Ground Floor Plan Showing Permitted Development Side Extension 1:100



Ground Floor Plan Showing Permitted Development Side and Rear Extensions 1:100



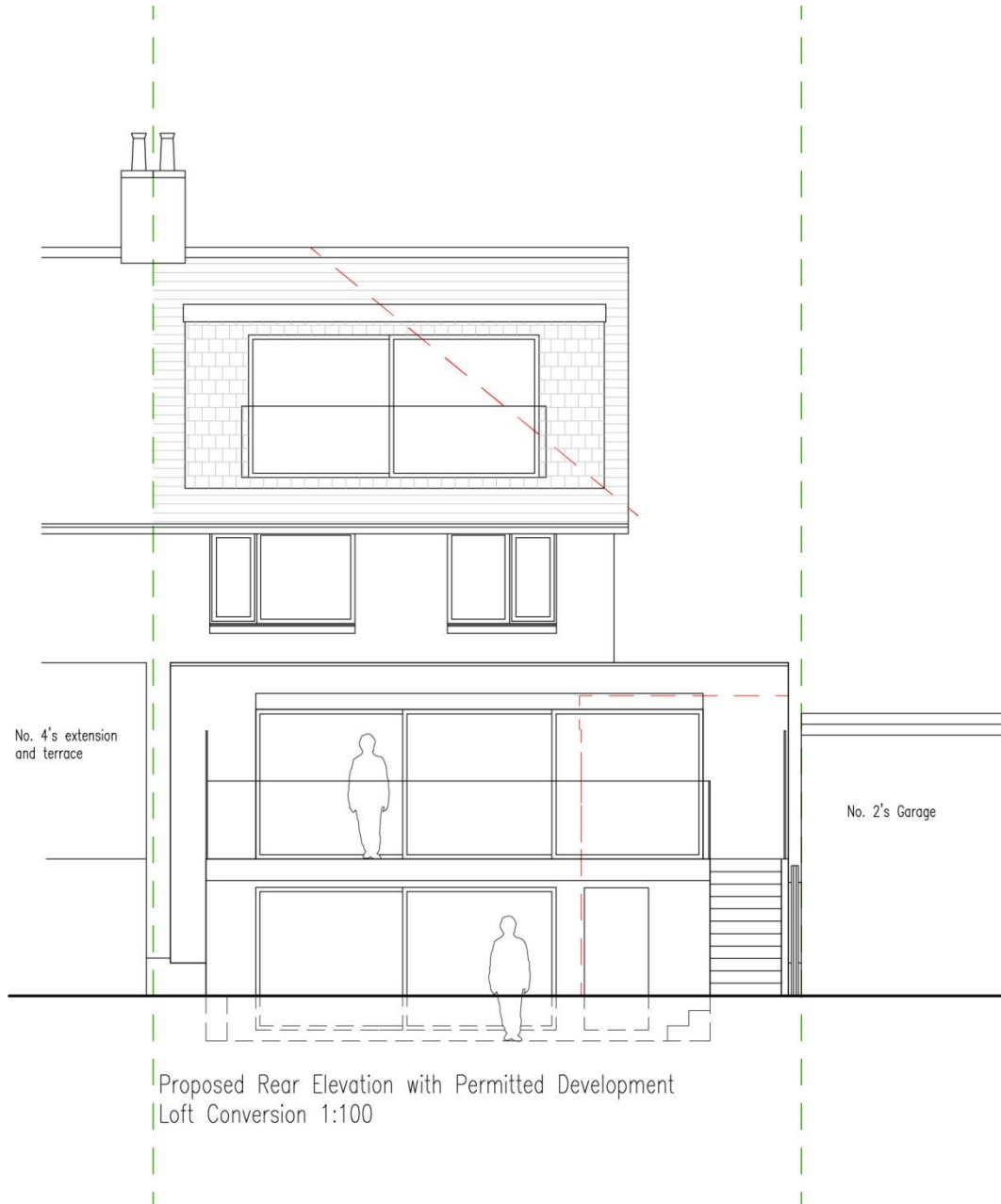
Plan highlighting the possible side and rear extensions that could be carried out under permitted development.



Ground Floor Plan Showing Permitted Development Side and Rear Extensions 1:100



Plan highlighting the proposed extension (in red). The garage will be demolished.



Rear elevation following loft conversion (to be carried out under permitted development).

## Street View Photos of Similar Side Extensions















Photos of the Front, Side and Rear of No. 3 Sandringham Close









