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Design and Access Statement

Addition Of New Dwelling To The Side Of 74 Upton Road, Worthing, West Sussex

BOROUGH OF WORTHING
DEPOSITED 23/10/09
TP REF NO
WB / 09/0890/FULL

General

This application relates to an additional dwelling attached to the side of 74, Upton Road Worthing West Sussex BN12 5NB to the west of Worthing's town centre.
This application is subsequent to a previous application for a three bedroom dwelling on the side of the property (WB/09/0165/FULL) that was granted on 21/04/2009.
This current application seeks to extend the proposed ground floor living area of the dwelling.
The proposed building, which is two storeys, will provide an additional 3 bedroom house on the site. The existing 3 bedroom house will not be materially affected by this current proposal.

WORTHING BOROUGH COUNCIL
- 8 DEC 2009
CONSENT GRANTED
SUBJECT TO CONDITIONS

Amount of development

It is considered that the proposal is a modest form of development that would not be harmful to the area nor unacceptably intensify the use of the site. It will make the best use of land by providing a much needed good quality housing unit within the established built up area.

Layout

The accommodation would be self contained and efficiently laid out within the constraints of the proposed building. Sound proofing and fire protection would be provided for the unit, particularly at the junction with the existing property (74 Upton Road). The frontage of the site will be laid to lawn and planting with some hard standing to provide parking accommodation.
There will be a provision for secure cycle storage and waste bin storage for both dwellings

Scale

The existing building is two storeys and the proposed additional dwelling would match this scale.

Landscaping

The majority of the existing front area at the site is laid to lawn with hard standing; it is proposed to retain this as much as possible. The scope for landscaping in such a built up environment is limited, but it is proposed to provide some planting mainly shrubs to the perimeter wall. The rear garden is currently laid to lawn, the proposal is to retain this and provide a separating fence as shown.

Appearance

The existing building is of traditional design finished externally mainly with red brick walls and a pitched tiled roof. The existing building is part of a terrace with tile hanging to the front elevation on the inner houses, it is proposed to maintain this by providing tile hanging to the front upper elevation of 74, Upton Road. A sensitive addition is envisaged to closely match the style, form and materials of the existing structure. It is intended that all new windows and doors will match the existing in appearance.

Use

It is considered that the proposed new dwelling will fit in well with the surrounding buildings. It will not be out of place in this locality which consists predominantly of residential properties of similar type, size, character and design.

Access

Access to the existing dwelling is via the front of the property, this will remain as the means of access to the existing dwelling and the proposed dwelling. There is available off-street parking at the site (2 spaces).
It is not considered that the creation of the new dwelling in this location will materially affect traffic calling to or from the site or add to on-street parking in the locality.
The site is in a very sustainable location from a public transport and amenities point of view. A secure cycle store is also proposed to serve the dwelling which will encourage and provide for a non-car mode of transport to and from the site. The site has good pedestrian and cycle links to the town centre and there is public transport available nearby serving other areas of the town and beyond.

Appraisal of context

The proposal does not conflict with any of the saved policies of the Worthing Local Plan and is generally in accordance with all Development Plan policies. The proposal makes the best use of land by providing a much needed good quality housing unit within the built up area of the town. By making the best use of an available site for housing, the proposal is in accordance with Government Guidance, particularly that contained in PPS3: Housing.

The immediately surrounding area is predominantly residential. Houses, bungalows and smaller units of residential accommodation are commonplace.

The property is in a very sustainable location within the built up area of the town. It is a modest form of development that will blend in well in the area and will not cause harm to the existing environment.

Sustainability

The proposed development should facilitate the efficient use of resources, during construction and in use. Therefore it is proposed that the new development should attain Code for Sustainable Homes, Level 3.

October 2009