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BOROUGH OF WORTHING
DEPOSITED 8/1/08
T.P. REF. No.
WB/ 08/00154/FUL

DESIGN STATEMENT

8 SOUTH FARM ROAD

WORTHING

PROPOSED CHANGE OF USE FOR UPPER FLOORS AND EXTENSION

DESCRIPTION

8 South Farm Road, Worthing is a mid terrace late Victorian premises, comprising pharmacy at ground floor, with internal stairs giving access to first floor storage accommodation.

The shop front provides the rear of the highway footpath, and the rear elevation is provided with an alleyway access to the south and east off which there is an enclosed courtyard which is hard paved.

At present the upper floor is little used and in need of rationalisation and generally comprise a principle front room with bay window, central room rear facing and third smaller rear room forming.This room is the typical Victorian semi detached rear addition.

Whilst the property is mid terrace, there are adjoining properties within the same structure which have both Velux roof lights on the front elevation, and flat roofed tile hung dormers on the front elevation.

Inspecting other premises locally, there are numerous rear facing dormers constructed within roof spaces that overlook the general townscape.

WORTHING BOROUGH COUNCIL
- 3 MAR 2008
CONSENT REFUSED

SCOPE OF APPLICATION

The purpose of this application is to carry out the following works.

a. A change of use for the upper floor accommodation to create a single self contained two bed roomed flat, with separate access from a new external staircase passing down to a separate access from the rear courtyard, some flat accommodation being provided by a roof space conversion with rear dormer..

b. In addition to the above the ground floor chemists storage/staff accommodation is to be extended at the rear taking approximately 50% of the rear courtyard, the rear storage shop floor of the pharmacy.

DETAILS

The plans appended to this application identify the new flat upper floor accommodation comprising lounge facing the west/front elevation, bathroom, two bedrooms and kitchen in successive rooms, a new loft space conversion with a rear/east facing dormer, this being supplemented by Velux windows on the front elevation, to provide some of this accommodation.

DESIGN STATEMENT

It is proposed at ground floor level externally to extend the pharmacy accommodation on the south side providing additional storage to the chemists, and to provide staff mess/WC at the rear. Adjoining premises have already been extended, in a similar fashion. It is intended also to split the courtyard to the rear of 8 South Farm Road to be two self contained areas, one serving the upper flat and thus providing cycle storage and dustbin location, and a separate courtyard for the rear of the chemists.

At present the rear elevation to the property is accessed by pedestrian gateway from the near alleyway and this will not change.

As per normal any conversion work will obviously be subject to new building control approval, will be "secure by design" to new build standards.

SUMMARY AND CONCLUSION

The proposed conversion of upper floors to residential is typical of that which has already been carried out to adjoining premises in the terrace.

To this end the application does not set precedent.

The two proposed ground floor additions in the rear courtyard being flat roof are typical of those which have already been constructed in adjoining premises, and make better use of the available space, to allow both the ground floor pharmacy, and the proposed flat above to have self contained storage and access for security purposes.

We recommend the authority support this application.

SIGNED ...
W
For [redacted]

DATE ...7/1/18