

Design & Access Statement

36 The Broadway, Lancing, BN15 8NY

1. Site and Surroundings

The application site comprises an existing mid-terrace residential property located on The Broadway in Lancing. The surrounding area is characterised by similar terraced dwellings, many of which have been extended to the rear at ground floor level.

2. Proposal

The proposed development consists of a single storey rear extension and associated internal alterations to the existing dwelling.

Minor alterations are also proposed to the front elevation, including adjustments to the existing window opening to accommodate the revised internal layout.

3. Design Approach

The proposed extension has been designed to follow the established pattern of development within the terrace, where similar rear extensions have been constructed to adjacent properties.

The scale, form and footprint of the extension are modest and proportionate to the existing dwelling. The design maintains the overall character of the property and integrates with the surrounding built form.

4. Appearance and Materials

The proposed extension will be constructed using materials that match or complement the existing dwelling, including brickwork, render and roof finishes where applicable.

This approach ensures the development sits comfortably within the existing terrace and wider street scene.

5. Impact on Amenity

Due to the modest scale of the extension and its alignment with neighbouring properties, the proposal is not considered to result in any significant adverse impact on neighbouring amenity in terms of outlook, daylight or privacy.

6. Access

The proposal does not alter the existing access arrangements to the property. The dwelling will continue to be accessed from The Broadway, and the development does not affect pedestrian or vehicular access.

7. Conclusion

The proposed development represents a modest and appropriate extension to an existing dwelling, reflecting the established character and pattern of development within the terrace.

The design is considered to be acceptable and complies with relevant planning policy.