Design & Access Statement

FOR

Erection of first-floor extension over rear existing storage and associated works (Retrospective)

AT

1 Littlehampton Road
Worthing
West Sussex
BN13 1PY

PREPARED BY
Edward

1.0 Introduction

This report has been prepared to accompany the full planning application for erection of the first floor extension over the rear existing storage and associated works (Retrospective), at 1 Littlehampton Road, Worthing, BN13 1PY. This report should be read in conjunction with drawings submitted along with the application.



2.0 Site and Location

The site is located in a mix of residential and commercial areas, where there are various heights and styles of buildings. The site is not within a conservation area and the building is not listed. The application is to regularise the built rear first-floor extension over the existing storage.



Pre-existing



As Built

A previous planning application was refused and its reference is AWDM/0320/23 (ERECTION OF PITCHED-ROOF, FIRST-FLOOR EXTENSION FOR STORAGE PURPOSES OVER EXISTING GROUND-FLOOR REAR STORAGE BUILDING, ACCESSED FROM EXISTING EXTERNAL STAIRS (1A) WITH ACCESS DECK TO EAST SIDE, PART RETROSPECTIVE).

Thereafter, the proposed first-floor extension combined with the existing ground floor as a building did not cause concerns, as commented in an appeal (APP/M3835/W/24/3348444).

Then, the council provided advice on how to legalise it by making changes. The proposal has followed this.

3.0 Use

To the main building, the ground floor has been used as a restaurant & takeaway and the floors above as residential spaces for the owner's family members and staff. The proposed rear first-floor extension will be used as storage for the restaurant.

4.0 Amount

The site area is 205 sqm, and the existing ground floor restaurant plus rear ground floor storage floor area is 131 sqm. The proposed first-floor storage will add an additional 20.3 sqm.

5.0 Layout

The ground floor storage space will be retained. A new internal staircase has been proposed to provide access to the proposed first-floor extension area. The first-floor door is to be replaced with a window. The existing walkway at the first-floor level is to be removed.

6.0 Scale

The proposed first-floor extension is 4.7m by 4.94m. The eave height from ground level is 5.28m.

7.0 Landscaping

Not applicable.

8.0 Appearance

The style is similar to the main building and the neighbouring buildings. The new window is to be uPVC double-glazed in colour white to match the existing. The wall is to be rendered in colour cream to match the existing building. The existing walkway at the first-floor level is to be removed, as well as the overhang above the double doors at ground-floor level. This will improve the look of the building. The storage building is at the back of the site, not able to be seen by public on the main street.

9.0 Access

The rear first-floor extension space will be accessed from the internal staircase within the existing ground-floor storage.



10.0 Conclusion

In summary, the proposal would be considered acceptable in principle, which would not harm the neighbours' amenity and privacy.