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BOROUGH COUNCIL
1 MAR 2009
PLANNING GRANTED
SUBJECT TO CONDITIONS

BOROUGH OF WORTHING
DEPOSITED 9.2.09
TP REF No.
08/0907/FULL

DESIGN AND ACCESS STATEMENT

Layout

The existing hall will be developed from a single storey rectangular building into an L shaped dwelling with a total footprint of 142m2. The proposed development will consist of a single storey extension on the eastern side of the hall. We propose to leave the existing trees and hedgerows on the north and east of the site with those areas laid to lawn. To the west side, we propose a hardstanding with space for vehicles to turn and parking for 3no vehicles.

Scale

We propose to maintain the existing ridge height of 4.760m. However, it is proposed to lower the eaves thus increasing the roof pitch to 30 degrees to bring it more in line with a domestic property. The extension will increase the floor area by 77%. The footprint of the existing hall is 83m2 and the proposed total is 142m2.

Appearance

The proposed bungalow will only be visible from the rear of nos 10, 12, 14, 16, and 18 St Thomas's Road and from the rear of no 1 Nutbourne Road. A new fence will be erected along the west boundary. The reduced eaves height with the reduction in the expanse of brickwork will be much more in keeping with a domestic property. Due to the nature of the brickwork and the fact that openings will need to be cut in the existing walls, the vertical facades will be rendered with sand/cement render and white masonry paint finish. Since there are numerous different tile types and colours on the surrounding properties, we do not feel obliged to match up with any particular roof tile. Therefore we propose a dark roof tile which should have the visual effect of reducing the mass of the development.

Use

The application seeks to introduce a single storey extension to the existing church hall to form a four bedroom detached bungalow.

Access

The access to the existing Plymouth Bretheren Hall is already established and runs along the side of no 94 Bulkington Avenue and the rear of nos 2, 4, 6, 8 and 10 St Thomas's Road. The access is approximately 32m from Bulkington Avenue to the site entry gates. The driveway is min 2.5m widening to 4.5m at the site entrance gates. The size of the front forecourt provides sufficient space for site vehicles, building materials and a waste skip.

Site Notes

1) The site is currently ocupied by Plymouth Bretheren Hall.
2) It is situated on a mature plot of approx 615m2 of which 3 sides have well established mature hedgerows. There are also 3 no trees as shown on the plans.
3) The site is in a secluded area with 1 no house to the east in Nutbourne Roiad, 5 no houses to the south in Bulkington Avenue and 5 no houses to the west in St Thomas's Road.

History

The site history refers to 2 no previous applications.

1) WB/1045/75 Planning Retention of a place of worship with ancillary car parking.
2) WB/672/79 Planning renewal of WB/1045/75 granted 24/7/79

Disabled Access

The building has been designed to part M of the Building Regulations. This includes wider door openings, a wc/bathroom which can facilitate wheel chair use. The forecourt and threshold will offer level access. The access route to the dwelling will be smooth in nature allowing for easy passage of a wheelchair.