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Design and Access Statement
Proposed Loft Conversion
28 Half Moon Lane, Worthing.

Amount of development

The application seeks full permission for the construction of a side dormer and rear gable extension at the above property (a detached bungalow) which lies on the east side of half Moon Lane about 100m south of its junction with Lowther Road. It lies within the Salvington Conservation Area.
The proposed conversion will provide a two bedrooms and a shower room.

Layout

The proposal involves some minor internal works to accommodate the stairway from the existing hall.
The general layout of the existing accommodation at ground floor level will remain unchanged.
In additional windows and rooflights are positioned to avoid any overlooking of adjoining properties.

Scale

The proposed extensions to the roof will be subservient in scale to the existing property.

Landscaping

The property has a modest size front garden and a good size rear garden both of which are well planted. The proposal will have no adverse visual effect on the property or the quality of its garden.

Appearance

Vertical tile hanging to dormer and gable walls in a matching plain tile will blend in well with the existing property and will not detract from its character or appearance. The gable extension will involve a continuation of the existing pitched roof (with the same angle) and will be completed with matching roof tiles.
The part of the roof that is most visible from the front of the property will be unchanged and not raised in height. The dormer is small and set back so that it does not impact visually from the front of the property.
As such, the extension will blend in well with the existing property and will enhance its appearance.

Use

The property is a single dwelling which will remain unchanged.

Access

Access to and from the property will be unaffected.

Heritage Statement and site context

There are several historic houses and cottages scattered throughout the Salvington Conservation Area, where the property lies, which are to a large extent engulfed by twentieth century development, mainly houses and bungalows.

Half Moon lane itself rises towards Crockhurst Hill to the north and has gentle curves following an historic route. The ground on both sides of the lane rises with grass verges and planting either side. With the lack of defined footpaths, the grass verges and the variety of frontage treatments, this part of the Conservation Area has a distinct semi-rural character.

The application property is mid-twentieth century and lies within a row of detached dwellings (mainly bungalows) which vary to some extent in design. The dwellings follow a fairly regular building line to the lane (as do the properties on the west side).

The application property and the neighbouring properties are attractively designed but do not contribute especially to the character or historic interest of the area. Their inclusion within the Conservation Area is probably largely due to the historic nature of the lane itself and that a listed building lies a little further to the north.

It is acknowledged that development in Conservation Areas should preserve or enhance the character or appearance of such areas.

The proposed roof extensions are set back from the front elevation of the dwelling and will have a negligible effect on its appearance as seen from the lane. It will only be glimpsed from the front.

Further, it is considered that the proposal accords with the Council's published Householder Design Guide. This is because it is acceptable in design terms and in terms of the amenities of neighbouring occupiers.

Lastly, it is not considered that the proposal will give rise to undue overlooking of the neighbouring properties.