94 WESTWAY, LANCING BN15 8NB

DESIGN AND ACCESS STATEMENT.

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Prepared by.

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1. The Site.

Number 94 is located on the north side of Westway in Lancing.

The existing property is a semi-detached bungalow, currently having 2 bedrooms with an existing kitchen / dining room extension to the north-west side facing the rear garden. To the south elevation facing Westway the bungalows have extended front living rooms bays.

The rear garden is some 23 metres long extending northwards, and there is open land to the north of this, therefore the properties along this stretch of Westway are not overlooked.

This represents a typical dwelling on Westway, there being a number of matching properties in the vicinity.



a. Number 94 Westway – south facing frontage.



b. Number 94 Westway – north facing rear elevation.

2. Proposed Development.

As a result of a growing family, the owners and applicants require additional bedroom space as the existing 2 bedrooms reflect 3 person accommodation currently in the house.

There is also a requirement for larger living accommodation, proportionate to the increased bedroom accommodation.

The proposal is therefore to create an additional front bedroom by infilling the area on the south elevation adjacent to the projecting front living room bay.

To the rear it is proposed to demolish the existing single storey extension which is of low-grade construction and to replace this with a larger a living / dining room extension of some 6 metres depth projecting northwards into the garden.

The room will have glazed bi-fold doors facing the garden, together with 2 glazed rooflights for additional natural light.

There are no trees or other vegetation in the garden which will be impacted by the proposals.

Matching materials to the main house will be used for the extensions.

3. Amount.

The front extension will create an additional 7.5 sq.m of internal space and the rear extension an additional 20.5 sq.m net.

4. Design and Context.

The properties to the north and south of Westway are diverse in nature, being mainly semi-detached bungalows with some 2 storey properties and some extended single storey. The semi-detached pair reflected in number 94 and 92 is a typical model in the near vicinity.

The 2 adjacent properties numbers 92 and 96 already have existing rear extensions. There are also numerous rear extensions to the properties to the east and west of this location.



c. North facing elevation showing existing rear extension to Number 92.



d. North facing elevation showing existing rear extension to Number 96.

The design of local extensions are very diverse in nature, there being no typical models. To number 92 the rear extension is also some 6 metres in depth with a part flat roof with pitched and tiled eaves, and also with rooflights. To number 96 the rear extension is even deeper to the north, being of some 9 metres depth with a fully pitched and tiled roof.

Neither numbers 92 or 96 extensions have any relevant east or west facing fenestration to the extensions, therefore there are no light or overlooking issues with the proposed extension to 94.



e. West facing elevation to existing rear extension to Number 92.



f. East facing elevation to existing rear extension to Number 96.

It is proposed to incorporate a flat roof construction to the extension with 2 glazed linear rooflights running north to south.

This will provide additional light to the living space, and will be no higher that the extensions to the east and west.

To the front elevation of number 94 it is proposed to create an infill, south-facing extension adjacent to the existing projecting bay.

The design is of flat roofed construction and in matching materials to the host property.

5. Precedent.

It is noted that there are many examples of similar front extensions in the near vicinity which have been built onto similar matching semi-detached dwellings as number 94. Some if these extensions are single in nature, and some are doubled matching ones within each semi-detached pair.

It is considered therefore that there is established precedent for the extension proposed to number 94.

Some local examples are shown below.



g. Numbers 55 and 57 Westway – double infill.



h. Numbers 33 and 35 Westway – double infill.



i. Numbers 88 and 90 Westway – double infill.



j. Number 76 Westway – single infill.



k. Numbers 72 and 74 Westway – double infill



l. Number 62 Westway – single infill.



m. Numbers 56 and 58 Westway – double infill.

6. Summary.

It is considered that the proposed extensions to number 94 reflect a similar design typical to numerous extensions along Westway, which have effectively come to reflect the standard local vernacular.

The proposed extension will have no adverse effect on the neighbours and sits well within the streetscape.

The extensions are considered to be well designed, using matching materials to the host property and will create much needed additional space within the dwelling.

The proposal should therefore be supported and approved.