

## Design & Access Statement

This Design & Access Statement accompanies a householder planning application for proposed rear and roof extensions at 19 Western Close, Lancing and should be read in conjunction with the submitted drawings and supporting documents accompanying this application prepared by MA Architecture (January 2026).

### Site Location and Context

The application site is located on the eastern side of Western Close, within a residential area of western Lancing, in close proximity to Brooklands Park and Lake. The surrounding area is predominantly characterised by single-storey semi-detached bungalows with pitched roofs finished in red/brown clay tiles. A number of properties within Western Close have undergone roof alterations, including rear dormers and hip-to-gable extensions. These interventions form an established pattern of development within the street and provide important contextual precedent for the proposed works.

The site has an approximate area of 0.044 hectares and benefits from a rear garden that backs onto Winston Road.



### Project Aims

The primary objective of the proposal is to sensitively extend the existing dwelling to meet the evolving needs of the occupants' growing family. The design approach seeks to maximise the functional use of the property while respecting the character of the host building and the wider residential context.

### **Use**

The current residential use Class C3 will remain unchanged.

The proposed extensions are intended to enhance the quality of accommodation for the occupants and will not result in any adverse impact on the amenity of neighbouring properties.

### **Amount**

The existing dwelling is a single-storey, three-bedroom semi-detached bungalow with an approximate footprint of **90 sqm**, together with a detached garage of approximately **18 sqm**.

This application seeks approval for the following:

- Demolition of the existing rear conservatory structure and rear walls ,and their replacement with a full width single-storey rear extension of approximately 20 sqm.
- A hip to gable roof extension to the souther slope and,
- A full width rear dormer,
- Installation of three no. roof lights to the front elevation.

The enlarged roof space will accommodate two bedrooms and a bathroom, improving internal space standards and long-term functionality of the dwelling.

### **Layout**

The proposed rear extension aligns closely with the rear projection of the adjoining property at No. 18, maintaining consistency along the rear building line.

The rear dormer is positioned directly above the existing footprint of the dwelling, ensuring an efficient internal layout while minimising visual impact.

### **Scale & Massing**

The extensions have been carefully designed to ensure there is no detrimental impact on the residential amenities of the surrounding dwellings.

The depth and height of the rear extension reflect neighbouring development, ensuring that the proposals do not appear overbearing or result in unacceptable loss of light or privacy to adjacent properties.

The roof extensions follow a form that is already prevalent within Western Close, ensuring the resulting massing is well balanced and visually coherent.

### **Appearance**

The proposed extensions have been carefully designed to be harmonious with the architectural style of the existing house and the wider context of Western Close.

The hip-to-gable extension responds directly to the pitched roof typology that defines Western Close, while the rear dormer is confined to the rear elevation, limiting its visibility from the public realm.

The rear extension adopts a contemporary yet restrained design, enhancing the usability of the internal spaces without detracting from the character of the original building.



*Existing rear elevation*



*Hip to gable end and rear dormer extensions at 3 Western Close approved under a Lawful Development Certificate application AWDM/0394/25*

### **Materials**

Materials have been selected to ensure visual continuity with the existing dwelling and surrounding properties:

External walls: Off-White painted render to match the existing.

Dormer cladding: Red/brown clay tiles to match the existing roof

Window/door frames: Grey powder coated aluminium.

Roof finishes: Red brown clay tiles to match existing, with a single ply membrane to flat roofs areas

### **Sustainability**

The proposed development follows a fabric-first approach, incorporating high levels of insulation to walls, floors, and roofs to reduce heat loss and improve energy efficiency.

Additional sustainability measures include: high-performance double-glazed windows; energy-efficient lighting throughout; 'A'-rated domestic appliances; and low-flow sanitary fittings to reduce water consumption.

These measures will reduce the dwelling's environmental impact and support long-term sustainability.

### **Access**

There are no proposed changes to access arrangements.

Pedestrian and vehicular access to the site will remain as existing.

### **Landscaping**

New planting will be introduced to soften and enhance the appearance of the front garden while contributing to local biodiversity.

### **Summary**

This planning application seeks to extend 19 Western Close property in a manner that is sensitive to the character and settings of the site while enhancing its functionality, sustainability and addressing the evolving needs of the residents.

The proposal have been carefully designed to respect neighbouring amenity, integrate positively with the surrounding context, and comply with relevant local and national planning policies.

Overall, the proposals represent a modest and well-considered enhancement to the existing dwelling that will contribute positively to the character of Western Close.