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DESIGN & ACCESS STATEMENT

14th March 2008

LOCATION. Land to the West of
15 Lincett Avenue
Worthing
West Sussex
BN13 1AX

WORTHING BOROUGH COUNCIL
- 6 MAY 2008
CONSENT GRANTED
SUBJECT TO CONDITIONS

NATURE OF THE PROJECT Proposed end of terrace two bed room house

1 **AMOUNT**

The site area is 120 m² plus a garage in the compound.

The proposed amount of development is one end of terrace two bed room dwelling to the corner plot

Proposed ground floor foot print is 32.2 m²

The proposed increased density would be appropriate. 15 Lincett Avenue would retain adequate amenity space and a parking space to the front.

See drawing ref 2284-01D and the block plan showing the proposed site and amount of development (NTS)

The proposed dwelling has taken into account the site dimensions and the layout of the surroundings.

The density has been assessed in terms of the site and in terms of the impact on the neighbour hood services. The proposed would relate sympathetically with and would be subservient to the existing terrace.

See photograph below showing the street scene and the adjoining properties



The layout of the site has been assessed given the existing frontage

Account has been taken of the site topography and the proximity

to the adjoining properties. The orientation reflects the orientation of the existing terrace and street scene.

See photograph below showing number 15 Lincett Avenue



2 LAYOUT

The proposed dwelling would be an infill development and an assessment of the surrounding area has lead to the proposed unit as consistent with the local vicinity. The design is in keeping with the locality.

See drawing reference 2284-01D and the site plan showing the proposed dwelling in relation to the existing terrace.

Energy conservation has been considered and evaluated, as the proposed dwelling would meet current requirements of part L.

3 SCALE

The height of the building is proposed to be 8.m

The gross external area of the proposed would be 64.4 m^2

The proposed dwelling is scaled to provide a two bed roomed unit whilst also taking into account the plot and minimising any adverse impact to the terrace and the over looking aspects reference the adjoining properties. The existing garage located with in the compound is being retained and a parking space being provided to the front of number 15.

The proposal is to maximise the site area taking into the proposed development the strip of land to the boundary avoiding a useable strip of land, which would be of limited amenity value.

Permission was granted for a new dwelling and the proposed represents a very limited increase over the approved dwelling (increased of the gross external area of 10.7 m^2), although providing additional accommodation.

The aspects of the original approval in terms of access from the rear and parking provision along with the set back and elevational treatment have been reflected in the proposed dwelling so the

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application is substantially in line with the approval ref WB/07/1325/FULL with the proposed, in essence, extending the gable wall.

Taking into account the relative heights to the surrounding properties the proposed height and dimensions have been proposed to produce a well designed dwelling in scale with the surrounding development and of appropriate scale and mass.

Given the positioning and elevational detailing the proposed would not have an adverse impact on the amenities of the adjoining properties and would not result in a lack of privacy for future occupants of the proposed dwelling.

The overriding principle of the design is to ensure a well designed and visually attractive dwelling so not to detract from the existing terrace, to create a dwelling with good useable amenity space to make a positive contribution to the visual environment whilst adding to the housing stock in accordance with policy H1 in relation to a supply of unidentified sites. The proposed has taken regard of the Local plan policies BE1, H18 TR9. The siting, layout, height, massing, scale and proportions are compatible with the surroundings take full account of the characteristics of the site and are in line with the approval ref WB/07/1325/FULL .

The proposed would make efficient use of the site and the intensification would not result in an unacceptable reduction in amenity inline with Policy H2 H9 and H18

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The planned scale has been influenced by the existing character of the local area as well as the immediately surrounding properties.

See photographs below showing the street scene (number 15 to the RHS)



4 LANDSCAPING

The site area is 120 m^2

The landscaping has been considered in that the proposed would achieve a private garden to the rear, adequate provision for cycle storage and good pedestrian access to the property with the existing garage within the compound being retained.

See photographs below (number 15 to the RHS)



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5 **APPEARANCE** The visual impression the proposed would make has been assessed in the context of the approval ref WB/07/1325/FULL and of producing a dwelling that would fit within the context of the existing terrace whilst reflecting the character of the area.

It would be evaluated that the proposed would not detract from the surrounding area, but rather, would be a positive contribution to the visual amenity of the area.

See the extract from the drawing reference the proposed finishes
SCHEDULE OF EXTERNAL MATERIALS

Walls :– To be multi coloured bricks, to match existing.

Roof :– To be covered with interlocking concrete tiles, ridge to be covered with half round ridge tiles, on mortar bed, all to be of similar colour and texture to that of the main roof tile.

External Joinery :– Windows, doors, facias, etc. to be white u.P.V.C. double glazed units.

Rainwater Goods :– To be white u.P.V.C. Gutters to be half round

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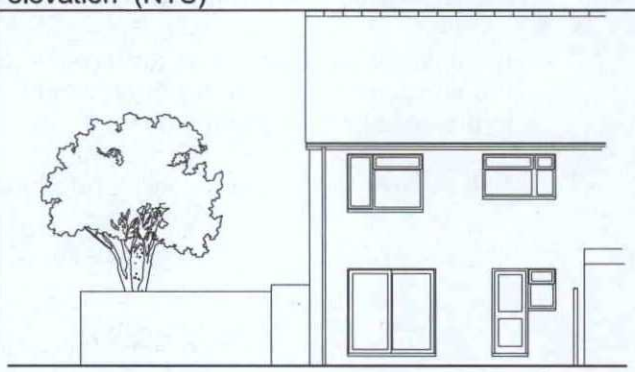
		See the extract from the drawing reference the existing south elevation (NTS)
		 South Elevation As Existing
		See the as approved south elevation (NTS) ref approval
		 South Elevation As Proposed
		See the proposed appearance to the south elevation (NTS)
		 South Elevation As Proposed

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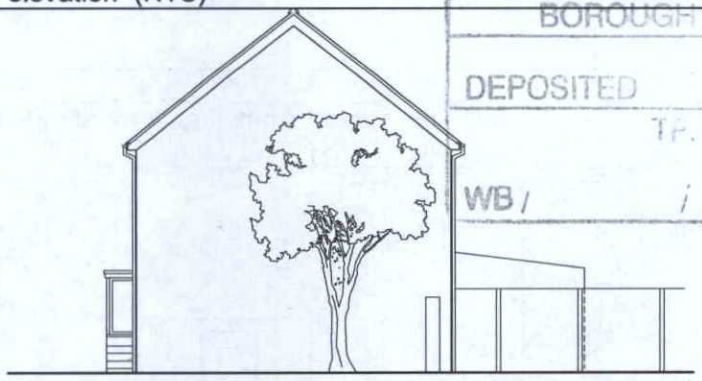
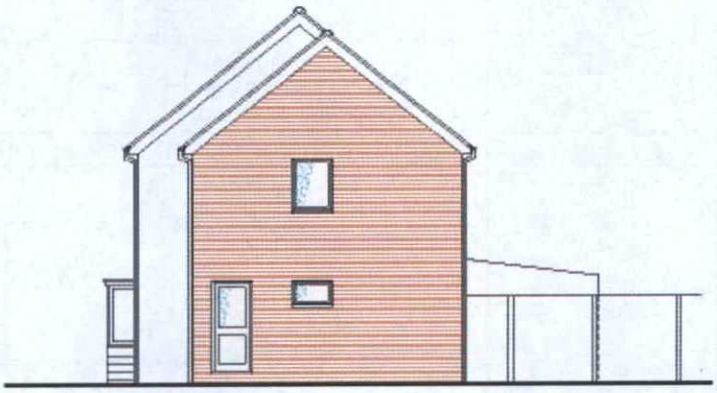
		See the extract from the drawing reference the existing side elevation (NTS)
		 Side Elevation As Existing
		See the as approved side elevation (NTS) ref approval
		 Side Elevation As Proposed
		See the proposed appearance to the side elevation (NTS)
		 Side Elevation As Proposed

		See the extract from the drawing reference the existing north elevation (NTS)
		 North Elevation As Existing
		See the as approved north elevation (NTS) ref approval
		 North Elevation As Proposed
		See the proposed appearance to the north elevation (NTS)
		 North Elevation As Proposed

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6	**ACCESS**	The proposal details the access to the site and in terms of access to the dwelling. The proposed provides good access, adequate cycle storage provision and pedestrian access to the property with the existing garage within the compound being retained
		Car parking for the number 15 is currently one space in a compound. This is in effect being transferred to the proposed and additional car parking provided to number 15 as indicated to ensure the provision as existing is maintained as per the current approval WB/07/1325/FULL.
		Access for cycles is good and there is adequate space for provision for securing cycles.
		In terms of transport and infra structure one would note that the site is close to railway and bus links. Consideration has been taken of achieving a sustainable environment and to utilise the existing public transport links. The sustainability of the proposed development would be considered a positive aspect.
		With respect to access internally this will be dealt with by compliance with part M with respect to building control.

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