A/c/0082/10
16 MAR 2010

This statement accompanies planning application for disabled facilities grant modifications at 31 Westbrook Way, Southwick.

1. Introduction and Response to Context

The Council have identified the property for modifications under a Disabled Facilities Grant, to include a side extension with ground floor shower room and WC. In response to the context of the property and those nearby, the new extension will be constructed of the same brickwork and with similar design details to the existing house. It is proposed by Adur Care and Repair that permission be obtained for the roof to be either pitched (to the same angle as the main roof and constructed of concrete interlocking tiles to match the main roof and existing front porch), or alternatively a flat roof. The decision would be made based upon the difference in price when the work is tendered. This proposal is made with regard to the finite resources of the Disabled Facilities Grant and partially obscured location of the side extension. The specific location on the side of the house has been governed by retaining sufficient parking on the drive, avoiding the existing boiler flue, maintaining sufficient space to the rear to relocate the occupier's shed and retain as much garden space as possible.

2. Use

The new extension is to provide ground floor washing and WC facilities, specifically identified as required for two of the residents by the West Sussex Occupation Service.

3. Amount

The size of the extension is limited to provide a fully accessible WC and shower room facilities as well as transfer and circulation space within the room.

The extension constitutes an increase in size of approximately 20%.

4. Layout

The plan layout of the extension is an amended version of the standard accessible bathroom and WC layout published in Approved Document M and in coordination with the West Sussex Occupational Therapy Service.

5. Scale

As previously mentioned the scale of development has been limited to approximately the standard accessible bathroom from Approved Document M. The scale has also been limited to remain roughly within the same width as the existing hard standing, permitting a relatively wide side passage entry to the rear garden and space to relocate the existing shed without further compromising landscaping.

6. Access and Inclusivity

The extension has been requested by the West Sussex Occupational Therapy Service in order to provide ground floor access and inclusivity to necessary facilities within the resident's home. The shower room floor will be a fully sealed wet room without any kerbs or upstands with an approximately 800mm wide entry from the existing living room (as specified by the WSCC OT).

7. Landscaping

It is only proposed to make minor amendments to the existing landscaping. This is to provide a replacement side path to the rear of the property and to relocate the existing fence. New landscaping materials will be similar to the existing.

8. Appearance

It is intended to make the new construction as close in appearance as the existing property as possible. The surrounding layout changes have also been designed to have the minimum affect on appearance and the maximum benefits for functionality. It is considered that the proposed development will appear in keeping with the local area and achieve a relatively attractive finish inside and out.