

19 WAVERTREE ROAD WORTHING WEST SUSSEX BN12 6DE

DESIGN & ACCESS STATEMENT

PROPOSED 2-STOREY 3-BEDROOM END OF TERRACE DWELLING ATTACHED TO EXISTING DWELLINGHOUSE AND REMOVAL OF EXISTING GARAGE.

PLANNING REF: AWDM/1027/26

INTRODUCTION

19 Wavertree Road, Worthing is a semi-detached two storey dwelling located in a well-established residential area to the west of Worthing town centre.

This design and access statement accompanies the attached full planning application seeking permission to add a two storey, three bed, attached dwelling to the side of 19 Wavertree Road.

DESIGN STATEMENT

USE

The site is currently used for residential purposes.

LAYOUT

The existing dwelling consists of a ground floor lounge, dining room, kitchen, hall, WC, storage cupboard, and conservatory, and three bedrooms, a dressing room, family bathroom, and landing on the first floor.

The new attached dwelling consists of a ground floor kitchen, dining room, lounge, hall, WC, and storage cupboard, and three bedrooms, landing, and family bathroom on the first floor.

SCALE

The existing dwelling has a G.I.A of 111.25sq.m. The new attached dwelling has a G.I.A of 99.84sq.m.

APPEARANCE

The existing dwelling consists of local stock facing brick external walls, white UPVC windows and external doors, black UPVC gutters and downpipes, and concrete interlocking roof tiles to the pitched roof.

The new attached dwelling will consist of local stock facing brick external walls, white UPVC windows and external doors, black UPVC gutters and downpipes, and concrete interlocking roof tiles to the pitched roof.

ACCESS

The new dwelling will be served by a widened existing access to the public highway. Off street parking will be provided for two cars. A single electric vehicle charging point will also be provided to the new parking spaces.

A new site access to the public highway will be provided to the existing dwelling at 19 Wavertree Road. Off street parking will be provided for two cars. A single electric vehicle charging point will also be provided to the new parking spaces.

LANDSCAPING

The development will protect and enhance the Boroughs natural capital and biodiversity assets. Bat and bird boxes will be fitted to appropriate elevations of the new dwelling, and plants from the RHS Plants for Pollinators list will be included in the new garden areas to attract bees and insects.

PLANNING POLICY ANALYSIS

Careful consideration has been given to the design and appearance of the proposed attached dwelling. It is clear that these proposals are appropriate and sympathetic in relation to the existing dwelling, neighbouring properties, and its surroundings, and that there will be no significant adverse effect on local amenities. The design of the proposed attached dwelling is not contrary to the aim of conserving the landscape quality and character.

CONCLUSION

It has been demonstrated above that this proposal does not conflict with the Development Plan. It is a small-scale development which will have no detrimental impact on the local environment, the character of the existing dwelling, or neighbouring properties. This application is therefore submitted to you for your favourable consideration.