ADUR & WORTHING
PLANNING
FILE AWDM/0702/13
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5 DOWNSWAY, SOUTHWICK BN42 4WA
LOFT CONVERSION TO CREATE 2NO. BEDROOMS AND A BATHROOM.

PLANNING SUPPORT STATEMENT

The existing property at 5 Downsway, Southwick is a detached 3 bedroom property. The property is currently a bungalow and has a shared driveway with number 3 Downsway.



Street elevation showing 3 Downsway (on left) and 5 Downsway. (image from google)

The existing bathroom facilities are small by family dwelling standards, and the third bedroom is similarly small, with a window which overlooks the side path on the north boundary.

Number 3 Downsway is a Doctors Surgery and features a north facing dormer (presumably carried out under lawful development rights.)

PROPOSALS
The proposals are to extend into the existing roof space to create two additional bedrooms, and family bathroom.

These proposals include the creation of a side, south facing dormer. This dormer will overlook the shared driveway and will feature one window, which will serve the proposed bathroom. The window will feature obscured glass and will have an opening fanlight only. The dormer will feature a part-pitched roof in order to better blend with the existing roof form. The dormer face and cheeks will be faced in matching plain tiles.

The front of the existing roof will be adapted to form a new "barn hip" in place of the existing fully hipped roof. This barn hip will be set back from the existing eaves, retaining some of the existing roof form.

The rear elevation will feature a similar "barn hip" but this will be formed from a full gable to the rear elevation of the house below. The property backs onto shared access for properties on Lower Drive and there will subsequently be no overlooking to other properties, or loss of amenity.

PRECEDENCE AND JUSTIFICATION

The proposals are similar in scale, size and treatment to those seen elsewhere in the Downsway, notably numbers 45 and 47 (app number ADC/0227/08 and ADC/0328/10).

With the exception of the front roof alterations, the remainder of the works (side dormer and rear roof extension) could be carried out under lawful development rights.