

## **Design & Access Statement**

### **Proposed Alterations and Extensions**

#### **39 Ilex Way, Goring, BN12 4UY**

## **1. Introduction**

This Design and Access Statement has been prepared in support of a Householder Planning Application for alterations and extensions to 39 Ilex Way, Goring-by-Sea.

The proposal seeks to improve the appearance and functionality of the existing dwelling through a modest extension to the existing garage, alterations to the principal elevation, and internal reconfiguration of the ground floor. The first-floor accommodation remains unchanged.

The proposals have been developed with careful regard to the character of the surrounding area and aim to enhance the appearance of the property whilst providing improved accommodation for modern family living.

## **2. Site Context**

The application site comprises an existing detached two-storey dwelling located within an established residential area of Goring-by-Sea.

Ilex Way is characterised by detached family dwellings of similar scale and appearance, many of which have been altered or extended over time. The surrounding street scene displays a variety of architectural detailing and alterations, reflecting the evolution of the properties whilst maintaining a consistent residential character.

The application property benefits from generous spacing to neighbouring dwellings and retains adequate private amenity space and off-street parking.

## **3. Heritage Context**

The application site is not located within the Goring Hall Conservation Area. However, the nearby Ilex Avenue forms part of the designated Conservation Area and contributes to the wider character of the locality. The proposed development has been designed to be sympathetic to its surroundings through the use of matching materials, a modest scale and proportions, and a roof form that reflects the established character of neighbouring properties. The proposal is therefore considered to preserve the setting of the nearby Conservation Area.

## **4. Design Principles**

The design has been developed to provide a cohesive improvement to the front elevation whilst maintaining the scale and character of the existing dwelling.

The existing garage is extended forward to align with the principal front building line, creating a more balanced and unified appearance. A new pitched roof extends across the front elevation,

visually incorporating the garage into the main dwelling. The roof form transitions to a concealed flat roof over the garage extension, limiting the overall height and reducing visual massing.

This approach reflects the architectural treatment adopted by the adjoining property, helping the proposal integrate naturally within the established street scene.

A new entrance porch further reinforces the principal entrance, providing improved definition to the front elevation.

Internally, the ground floor layout has been reconfigured to create a more practical arrangement suited to contemporary family living. No alterations are proposed to the first-floor accommodation.

## 5. Scale and Appearance

The proposed works remain proportionate to the existing dwelling and preserve the property's established residential character.

Although the garage projects further towards the highway, its visual impact is softened through the use of the pitched roof transitioning into a concealed flat roof. This reduces the apparent bulk of the extension whilst creating a continuous and well-balanced frontage.

The proposal improves the overall composition of the dwelling without appearing dominant or incongruous within the surrounding street scene.

## 6. Materials

Materials have been selected to complement the existing dwelling and maintain visual continuity.

The proposals include:

- Brickwork to match the existing dwelling, incorporating reclaimed bricks where practicable.
- Roof tiles to match the existing roof in colour, profile and texture.
- White fascias and soffits to match the existing dwelling.
- Black rainwater goods to match the existing dwelling.
- A new anthracite grey garage door.
- A new anthracite grey front entrance door incorporating glazed sidelights.
- New rear-facing windows and doors finished in anthracite grey.
- All new windows and external doors to be either uPVC or aluminium.

These materials have been chosen to create a contemporary enhancement whilst remaining sympathetic to the existing property.

## 7. Residential Amenity

The proposal has been carefully designed to avoid unacceptable impacts upon neighbouring residential amenity.

The garage will retain the same internal width, although the new external wall construction will project slightly closer to the side boundary. The remaining side access will therefore be narrower than at present.

As part of the works, the existing large side-facing window and external door will be removed. This will reduce activity and overlooking along the side passage, which will primarily be retained for occasional maintenance access rather than regular day-to-day use.

The proposal does not introduce any new first-floor openings or additional overlooking opportunities. Given the single-storey nature of the garage extension, the removal of the existing side-facing openings, and the limited use of the retained side access, the development is not considered to result in an unacceptable impact upon neighbouring privacy, outlook, daylight or general amenity.

The first floor remains unchanged.

## 8. Access

The existing vehicular and pedestrian access arrangements remain unchanged.

The proposal does not alter parking provision or access from the public highway. The development therefore has no adverse impact upon highway safety or accessibility.

## 9. Conclusion

The proposal preserves the residential character of the area, maintains neighbouring amenity, and provides improved accommodation for the occupants.

Overall, the proposal represents a sympathetic and proportionate enhancement to the existing dwelling that responds positively to its surroundings, including the wider setting of the nearby Goring Hall Conservation Area.

It is therefore respectfully considered that the proposal accords with the relevant policies of the Development Plan and the design objectives of the National Planning Policy Framework, and planning permission is respectfully requested.