architectural & quantity surveying services

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DESIGN & ACCESS STATEMENT

Site Address: ***24 York Road, Worthing***

Proposed Works: ***Proposed alterations to approved application AWDM/0737/22 to include larger rear dormers.***

Introduction

This statement accompanies a Planning application for alterations to a previously approved application within a Worthing Conservation Area.

Existing:



The existing 3-bed property is part of a long terrace in York Road, Worthing. The front elevation (see photo above) is constructed in brickwork and includes a feature bay window. The existing roof is covered with Redland 49 roof tiles which would have replaced the original slate roof.

The rear elevation is rendered and the windows are replacement UPVC. The photo above shows the proposed location of the infill extension. The outrigger is on the right of the photograph.

Proposal:

Planning permission was approved in July 2022 for the following: -

AWDM/0737/22 - Proposed rooms in roof consisting of rear dormers and front roof lights. Proposed single-storey rear infill extension.

This planning application is to seek permission to amend the size of the approved rear dormers in line with existing as built dormers within the Conservation Area.

It has been noted that existing dormers have been built in the proximity to No. 24 York Road.

20 York Road – to the side of 24 York Road

AWDM/1651/14 – Rooms in the roof with rear dormers and front rooflights.



The photograph above shows the 2 dormers built at No. 20 York Road – photo taken from No. 24 Warwick Road.



The photograph above shows an internal view of one of the dormers built at No. 20 York Road. The owner has kindly shown an internal measurement reading of 1.55m. Please note the dormers built at No. 24 Warwick Road, seen from the window.

24 Warwick Road – to the rear of 24 York Road

AWDM/0630/21 – Proposed rooms in the roof consisting of front rooflights and rear dormer/s and single storey infill rear extension.

AWDM/1310/23 – Alterations to rear roof extensions to retain two individual flat roofed dormers by removing external central link and continuous flat roof over.



The photograph above shows the 2 dormers recently built at No. 24 York Road

Submitted Plans:

The submitted plans that accompany this planning application are as follows: -

1. **Existing Plans** – these plans are the same as **AWDM/0737/22**. These plans show the existing property.

2. **Proposed Plans REVC** – this plan has been amended to show the larger dormers to match the as built dormers at No. 20 York Road. The plans also include the approved side extension which is unchanged from the approved plans.

3. **Proposed Plans 2** – this plan shows the larger dormers proposed at No. 24 York Road but also the existing dormers approved and built at No. 20 York Road and 24 Warwick Road.

No. 24 York Road – as proposed

Internal measurement of house	= 4.86m
Proposed internal measurement of dormers	= 1.55m

No. 20 York Road – as built

Internal measurement of house	= 4.86m
Existing internal measurement of dormers	= 1.55m

No. 24 Warwick Road – as built

Internal measurement of house	= 4.96m
Existing internal measurement of dormers	= 1.66m

Conclusion

It has been noted that the recent retrospective application at No.24 Warwick Road allowed the as-built dormers.

The dormers at No. 24 Warwick Road were originally approved (AWDM/0630/21) with an internal width of 1.4m. The retrospective application approved the as built dormers with an internal width of 1.66m. An increase of 260mm.

The as-built dormer windows at No. 20 York have an internal width of 1.55m. This is seen from the photographs above.

This application is to ask approval to increase the width of the approved dormers to provide an internal finish of 1.55m. This would match the as-built dormers at No. 20 York Road.