Design & Access Statement

Proposed Extension at 104 Sompting Road, Lancing

Proposed Use

The proposals relate to an existing two storey chalet-style property containing a ground floor dental surgery with self-contained flat over. The proposals will provide a self-contained entrance for the flat whilst allowing internal re-arrangement of the surgery reception area.

Amount

The proposals will provide an additional 2.86 sq.m of internal floor area.

Layout

The scheme will re-align the existing stairs up to the first floor which will allow internal walls between the existing stairwell and dental reception to be removed. The existing flat entrance door will be relocated in the proposed extension and will be sheltered by an external canopy shared with the dental practice entrance door.

Scale

The proposals represent a small subservient side extension set well back from the front elevation of the existing property.

Landscaping & Appearance

The proposals are located on the existing driveway of the property and will have no impact upon the landscaping of the site. The small pitched perimeter roof of the extension will ensure that the eaves line of the extension will match that of the main building.

Context

These modest proposals will allow internal expansion of the small reception area for this thriving dental practice and will create no new issues in respect of overlooking, overshadowing or overdevelopment.

Access

Access into the dental practice will be unaffected by these proposals and access to the flat will be improved with a large ground floor lobby.

ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/ 1566/16
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