BOROUGH OF WORTHING
DEPOSITED
TP. REF. No.
WB/ / .

T.P. OFFICE COPY

DESIGN & ACCESS STATEMENT IN RESPECT OF GARAGE BLOCK CONVERSION , TO RESIDENTIAL ; 'NEPCOTE CHASE' LINKS ROAD , WORTHING .

AMOUNT

THE ONLY ADDITION IS FOR ONE DWELLING UNIT TO BE CREATED ; THIS BY THE CONVERSION OF THE EXISTING OUTBUILDING (GARAGE / STORE) INTO A TWO BEDROOM RESIDENTIAL UNIT , TO BE USED AS OVERSPILL ACCOMMODATION FOR THE MAIN HOUSE , NOT AS A SEPARATE UNIT .

LAYOUT

THE EXISTING LAYOUT OF BUILDINGS / ROUTES / OPEN SPACE , ISNOT IN ANY WAY AFFECTED BY THIS PROPOSAL , NONE OF THESE ITEMS IS CHANGED AT ALL .

SCALE

THE HEIGHT [6.50m] , WIDTH [6.20 m] , LENGTH [7.30 m] OF THIS BUILDING ARE NOT CHANGED BY THE PROPOSAL ; THE CONVERSION IS WHOLLY WITHIN THE EXTERNAL PARAMETERS THAT NOW EXIST . IN FACT THERE IS A VERY SLIGHT REDUCTION BY VIRTUE OF AN EXISTING EXTERNAL STAIRCASE BEING REMOVED , AS PART OF THE PROPOSAL ,

LANDSCAPING

THERE IS NO PROPOSAL FOR ADDITIONAL PLANTING TO TAKE PLACE , IT IS CONSIDERED THAT THERE IS MORE THAN SUFFICIENT EXISTING LANDSCAPING ON THIS SITE .

APPEARANCE

THE OVERALL APPEARANCE INCLUDINGTHE EXTERNAL BUILD FORM , WILL REMAIN BASICALLY AS IT IS NOW . THE CHANGES PROPOSED ARE FOR REMOVAL OF TWO GARAGE DOORS , WHICH ARE TO BE REPLACED WITH BRICK WORK [TO MATCH EXISTING] . PLUS NEW ENTRANCE DOOR WITH TILED PORCH ROOF OVER ; PLUS NEW WINDOWS ALONGSIDE SAME . THE MAIN . ROOF REMAINS EXACTLY IN IT'S PRESENT FORM , NO CHANGE AT ALL .
ONE FURTHER CHANGE IS THE REMOVAL OF THE EXISTING WROUGHT IRON STAIRCASE LEADING UP TO THE FORMER ENTRANCE DOOR (to be removed) TO THE FIRST FLOOR LEVEL , ON ONE SIDE ELEVATION ; THIS DOOR TO BE PARTIALLY BRICKED UP , WITH A WINDOW INSTALLED IN THE UPPER AREA . ALSO A NEW WINDOW IS TO BE FITTED , AT GROUND FLOOR LEVEL .
ALL OF THIS IS CONSIDERED TO BE AN IMPROVEMENT TO THE OVERALL APPEARANCE OF THIS STRUCTURE .

ASSESSMENT

THE PROPOSED CONVERSION OF THIS EXISTING BUILDING WILL NOT PRODUCE ANY ADVERSE AFFECT IN TERMS OF PHYSICAL / SOCIAL OR ECONOMIC CHARACTERISTICS , IN RELATION TO RELEVANT PLANNING POLICY , BEARING IN MIND THAT EXACTLY THE SAME SCHEME WAS SUBMITTED IN 2003 AND , AND WAS APPROVED AT THAT TIME , AND THIS

STILL REMAINS VALID AT THIS TIME . THE PROPOSED APPLICATION IS PURELY TO EXTEND THE EXISTING APPROVAL FOR A FURTHER PERIOD .

INVOLVEMENT

NO CONSULTATIONS HAVE TAKEN PLACE WITH ANY OF THE LOCAL COMMUNITY / ACCESS GROUPS OR PROFESSIONAL UNDERTAKINGS , INDEED THE LOCAL BUILDING CONTROL DEPT., HAS NOT BEEN INVOLVED , AS IT IS CONSIDERED TOO EARLY TO CONTACT THEM . *THIS APPLICATION IS PURELY TO EXTEND THE EXISTING APPROVAL , NONE OF THESE ACTIONS WAS / IS CONSIDERED NECESSARY AT THIS TIME .*

EVALUATION

THERE ARE NO CONFLICTING ISSUES IN THIS PARTICULAR CASE , AS THE PROPOSAL IS WITHIN AN EXISTING RESIDENTIAL CURTILAGE , AND THERE IS OPEN LAND (A GOLF COURSE) ON THE OPPOSITE SIDE OF THE ROAD , PLUS A CURRENT APPROVAL DATING FROM JUNE 2003 REMAINS VALID .

DESIGN

CONSIDERABLE CARE WAS TAKEN WHEN PREPARING THE ORIGINAL SCHEME [IN 2003] TO PRODUCE A DESIGN , FOR THIS CONVERSION , THAT WOULD BE BOTH SUITABLE AND PLEASING TO THE EYE , AS A CONVERTED EXISTING OUTBUILDING WITHIN AN EXISTING RESIDENTIAL CURTILAGE .

ACCESS

ALL FORMS OF ACCESS [VEHICULAR / PEDESTRIAN / EMERGENCY SERVICES AND DISABLED REMAIN TOTALLY AS THAT WHICH EXISTS AND HAS BEEN APPROVED , AT PRESENT , ALL USERS WILL STILL BE ABLE TO MOVE AROUND THIS SITE , AS THEY DO NOW , NOTHING AT ALL WILL CHANGE .

GORDON F DIXON

30 November ~~2007~~

[redacted]

17. February 2011.