Design and Access Statement

Proposal:

Extension to existing store,
alterations to porch and
replacement flat roof to rear extension.
Replacement upvc windows and doors

Site:

105 Princess Avenue
Worthing
West Sussex
BN13 1AS

Applicant:

J Lewis

DESIGN STATEMENT

Amount of Development

Consent is sought for a single storey pitched roof front extension, alterations to an existing porch, and replacement flat roof to existing rear extension in materials to match existing and replacement upvc windows and doors. The proposal is as previously approved, AWDM/1359/21, which lapsed 10th September 2024.

The proposed single storey addition would extend the existing store, to enable internal alterations for a growing family, the alterations to the porch would create an insulated entrance hall, with access to the store from the dwelling, and a replacement flat roof for the existing corrugated roof material would enable the existing accommodation to enjoy an improved thermal efficiency.

Appearance

The proposal has been designed using sympathetic materials to the existing property; brick, and profiled concrete roof tiles, with white upvc windows and doors.

Constructed of matching materials to that found on the existing property the proposal would provide a modest extension to this semi-detached property extending the pitched roof over the proposed extension to the store.

Further alterations by way of revised openings and internal alterations are not considered to require planning consent but will make better use of the ground floor accommodation providing ground floor sleeping accommodation; should it be found necessary in the future to cater for an extended family.

Layout

The proposed extension would, in our opinion, sit comfortably in this location with a minimal increase in the existing footprint, just 4 square metres, and provide welcome facilities to enhance the living conditions of the dwelling.

Landscaping

Landscaping is not considered necessary given the modest extension to the rear of the property which is adjacent to the existing paved parking area to the frontage.

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