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180 - Hythe Road (32), Worthing BN11 5DF

Design & Access Statement

'180.DAS.01 - Design and Access Statement'

November 2024



Image 01: Hythe Road (32), Worthing

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Introduction

This statement relates to a Householder Planning Application to extend and adapt a detached house in Hythe Road, Worthing. The application site is not in a Conservation area and the building is not Listed.

Site Context

The application site is located on the southern side of Hythe Road and between junctions with Hastings Road and Marine Close.

Like many houses in Hythe Road, the application property features a pitched, hipped roof to the main house with clay tiles. The adjoining garage has a dual-pitched roof with gable ends. The house features face brickwork at ground floor level, with render painted white and tile-hanging at first floor level. The garage has face brickwork external walls. Windows are white uPVC, with a timber front door painted white, and grey aluminium bi-fold glazed doors at the rear.

Planning History

- AWDM/1420/19 – Application for a Lawful Development Certificate for proposed hip to barn end to rear elevation (south) with Juliet balcony, side dormer to east elevation and roof lights to west and north elevations (Approved 29.10.19).

Use

The application site contains a dwelling house in planning use class C3 and will remain so.

Access

The site is accessed from the Hythe Road via its driveway at the north-easter edge of the boundary. This will remain as existing.

The house is accessed primarily via it's front door within the front north-eastern elevation. The is external access between the south-eastern side of the house and the adjacent boundary with no. 34 that leads to the rear garden. Additional access into the house is available via a side door within the side south-eastern elevation, and via glazed bi-fold doors within the rear south-western elevation. All access to remain as existing.

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Amount

- Existing site area: 389.0m²
- Existing GIA: 86.6m² (GF) + 73.3m² (FF) 159.9m²
- Proposed House GIA: 109.0² (GF) + 73.3m² (FF) 182.3m²
- GIA increase: 22.4m²
- Percentage increase in GIA: 14.0%

Layout

Please see drawing *'180.PL.01a - Proposed Plans Section and Elevations'* for proposed layout.

Scale

At 12.2m², the scale of the proposed single storey extension is deemed relatively minor and could be considered as a form of infill extension with the existing garage form extruded towards the house.

The modest extension will enable creation of a new home office (). The conversion of the remaining part of the existing garage will enable creation of a new snug/play room and allow access into the existing utility room without the need to leave the house.

Appearance

The proposed extension seeks to match the existing house in terms of materiality, with face brickwork to match the existing brickwork for the extension's external walls, and roof tiles to match the existing garage to help provide a relatively consistent finish.

New rooflights within vaulted ceilings are proposed to provide increased internal volume, natural light from above and ventilation to the respective internal spaces. New glazed doors to the snug/playroom will provide a view to the rear garden from within, whilst improving the appearance of the house when viewed from the rear of the garden.

An externally accessed store forms the front of the proposed extension, to compensate for the removal of existing storage within the unconverted part of the existing garage.

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Existing Site Images



Image 02: Existing garage and area proposed to extend into



Image 03: Existing front elevation, garage and neighbouring garages

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Image 04: Existing rear of house with partially converted garage (utility room)