DESIGN & ACCESS STATEMENT

Tuesday, 29th April 2025

Project Proposal:	Hip to gable roof extension, front dormer, rear rooflight, rear dormer and GF Rear extension with associated internal works
Revision:	/
Project Reference:	033
Site Address:	28 Cokeham Road, Sompting, Lancing, West Sussex BN15 0AE
Applicant:	Mr Chart

1.0 – INTRODUCTION

1.1 – Pre-face

This statement supports the application to provide alterations and additions to the existing semi-detached bungalow in Cokeham Road inline with similar developments adjacent to and in the local area.

1.2 - Location

28 Cokeham Road is located in the Sompting area of Lancing, West Sussex. The site is roughly 0.0415 Hectares and is accessed via Cokeham Road. The property is a residential property and is privately owned.



1.3 - The Applicant

The applications are Mr & Mrs Chart who are the freehold owners of the application site.

1.4 – Planning Context

Previously the property has had minor small additions to the rear whilst the front of the property remains in its assumed original condition. There are previous applications to extend the vehicular access the most recent in 2007. The existing additions are assumed to have been achieved under permitted development.

Neighbouring planning context of note would be approved and implemented development to adjacent 30 Cokeham Road and attached 26 Cokeham Road as well as 46 Cokeham Road. Applications of note are AWDM/0539/20, AWDM/1157/20 and AWDM/0706/23 respectively. All of which boast an interpretation of a enlarged, single storey rear extension, loft conversion with hip to gable and rear dormer extensions whilst 30 Cokeham Road demonstrates the 2 front facing dormers.

2.0 – Proposed Works

2.1 – Proposal Description

This application seeks approval for the installation of a single storey ground floor rear extension up to 6m, a hip to gable extension & rear facing dormer as well as 2 front facing dormers with associated internal alterations.

2.2 - Use of Proposed Accommodation

The proposal does not change the current use of the property.

2.3 – Access Considerations

The proposed works do not alter the existing access arrangements to the property and do not impact on public access or rights of way.

2.4 – Existing Layout

The existing layout of the property is to be adjusted to accommodate an internal staircase to the proposed first floor and GF bathrooms.

2.5 – CIL

The proposal is less than 100m2.

3.0 – Design Justification

1.1 - Principle

The principle development is to be inline with adjacent approved applications to upgrade the dwelling within the built-up area boundary. The development seeks to fall inline with the developing street scene where there are many examples of converted bungalows and intends to be sympathetic to the surrounding area.

4.0- Conclusion

The proposed application is provided to be sympathetic to the surrounding area and aligns with local developments.