T.P. OFFICE COPY

BOROUGH OF WORTHING
DEPOSITED 13.10
TP. REF. No.
WB/ 10 /0909/FUL

Design and Access Statement
Proposed single storey side and rear extension
35 Half Moon Lane, Worthing.

Amount of development

The application seeks full permission for the construction of a single storey side and rear extension at the above property (a detached two storey chalet dwelling house) which lies on the west side of half Moon Lane about 75m south of its junction with Lowther Road. It lies within the Salvington Conservation Area.

The proposed extension will provide a new lounge, study and kitchen extension. An existing conservatory at the rear and a flat roofed garage and a lean-to adjacent to the north boundary of the site will be demolished to accommodate the new proposal.

The new extension will have a floor area of approx. 55.76 sq m. The existing conservatory, garage and lean-to have a combined floor area of approx. 38.8 sq m. Accordingly, the proposal will result in a marginal increase only in the overall floorspace of the property (approx. 17 sq m.).

Layout

The proposal involves some minor internal works to the property but the majority of the works will be external. Existing patio doors at the rear of the existing dining room will be removed which will allow direct access to the new lounge at the rear. The new kitchen will be an extension of the existing kitchen, which will become a utility room.

Lastly, a study room will be formed at the rear approximately on the site of the existing garage.

The general layout of the existing accommodation, ground and first floors will remain unchanged.

In addition to new rear doors and windows in the extension, three lantern lights will be inserted within the flat roof to provide maximum daylight to the lounge, dining room and kitchen.

Scale

The proposed extension, being single storey, will be subservient in scale to the existing property.

Landscaping

The property has a modest size front garden and a good size rear garden both of which are well planted. The proposal will have no adverse visual effect on the property or the quality of its garden.

Appearance

Whilst the new extension will have a comparatively large footprint, it has been designed with a low pitched roof on its edges which will blend in well with the existing property and will not detract from its character or appearance. This roof will be a continuation of the existing pitched roof (with the same angle) and will be completed with matching roof tiles. Matching face brickwork will also be used.

The part of the roof that is most visible from the front of the property will be raised in height to enhance its appearance and will be set back so that it does not clash visually with the existing first floor dormer window on the north side of the property.

As such, the extension will blend in well with the existing property and will enhance its appearance, particularly taking account of the removal of the existing flat roof structures.

Use

The property is a single dwelling which will remain unchanged.

Access

Access to and from the property will be unaffected.

Heritage Statement and site context

There are several historic houses and cottages scattered throughout the Salvington Conservation Area, where the property lies, which are to a large extent engulfed by twentieth century development, mainly houses and bungalows.

Half Moon lane itself rises towards Crockhurst Hill to the north and has gentle curves following an historic route. The ground on both sides of the lane rises with grass verges and planting either side. With the lack of defined footpaths, the grass verges and the variety of frontage treatments, this part of the Conservation Area has a distinct semi-rural character.

The application property is mid-twentieth century and lies within a row of detached dwellings (mainly bungalows) which vary to some extent in design.

The dwellings follow a fairly regular building line to the lane (as do the properties on the east side).

The application property and the neighbouring properties are attractively designed but do not contribute especially to the character or historic interest of the area. Their inclusion within the Conservation Area is probably largely due to the historic nature of the lane itself and that a listed building lies a little further to the north.

It is acknowledged that development in Conservation Areas should preserve or enhance the character or appearance of such areas.

The proposed extension is recessed from the front elevation of the dwelling and will have a negligible effect on its appearance as seen from the lane. It will only be glimpsed from the front. Moreover, the proposal involves the removal of structures that have no particular visual merit and will replace them with an extension that will match the external treatment of the existing dwelling and will, it is considered, enhance its appearance.

Further, it is considered that the proposal accords with the Council's published Householder Design Guide. This is because it is acceptable in design terms and in terms of the amenities of neighbouring occupiers.

It is noteworthy that the application site is lower than that of the adjoining property to the north which has a garage adjacent to its south boundary. Consequently, it is not considered that it will be overbearing in relation to this property or cause undue overshadowing.

The property to the south has a footprint that extends deeper into the site than that of the proposed extension. In view of this, it is considered that the proposal will have a negligible effect on this neighbouring property.

Lastly, it is not considered that the proposal will give rise to undue overlooking of the neighbouring properties.

Front of application property (left side chalet dwelling):

