

DESIGN & ACCESS STATEMENT

DECEMBER 2025

Design and Access Statement for proposed single storey rear extension, small first floor extension and modifications to the roof of the existing side extension.

19 HAILSHAM ROAD, WORTHING, BN11 5PA

Prepared by Mohsin Cooper Limited on behalf of Emma Mills-Sheffield and Elton Sheffield.

1.0 INTRODUCTION

Mohsin Cooper, an award-winning and design-led RIBA Chartered Architecture Practice, has been appointed by the applicants to oversee the design of the proposed extensions and internal remodelling works to the detached house at 19 Hailsham Road. Their involvement is intended to deliver a more elegant and thoughtfully designed family home, enhancing the property's functionality and aesthetic appeal while maintaining its character.

This planning application requests approval for construction of a single storey, ground floor rear extension, small first floor rear extension and modifications to the roof on the existing side extension to this 1930's detached property.

The proposed drawings and the consented Certificate of Lawfulness

A certificate of lawfulness (application ref: AWDM/1288/25) has recently been granted for a loft extension to the property. Our design incorporates the design of the loft extension with the proposed extensions in this application.

Submitted drawing P-002 shows the consented roof extension combined with the proposed rear ground and first floor extensions and is provided for information only. Drawing P-001 shows the proposed extensions with the existing roof, although it is the applicants' intention to build the roof and rear ground and first floor extensions, which will make a more cohesive appearance.



Existing rear elevation from garden



Proposed 3d model showing proposed ground and first floor extensions in conjunction with approved hip to gable roof extension with rear dormer

2.0 PLANNING POLICY

The property is not located in a Conservation Area and it is not Listed.

Adur & Worthing Council have supplementary planning guidance on house extensions, which we have adhered to with these proposals.

The general principles to be followed are related to:

- The size and shape of the extension
- The materials to be used
- The design and positioning of doors and windows
- The effect on the privacy of neighbours and light reaching their property
- The effect the extension will have on the character and appearance of the street

Taking each point in turn:

2.1 The size and shape of the extension

The single storey rear extension sits largely within the footprint of the existing conservatory, with a small infill on the left-hand corner as you look at the rear elevation. It projects by 3.15m from the main / principal rear wall of the house and has an overall height of 3.3m from external ground level to the top of the eaves.

The design of this extension incorporates a 'loggia' / porch / canopy arrangement, to create a covered external space with brise soleil type external shading incorporated into the roof, as the elevation is due south facing and prone to over-heating, so this is a form of solar control as well as being an architectural device to create an elegantly designed, covered space to the outside of the dwelling.

The size and shape of the extension / loggia / canopy is in keeping with the overall proportions of the existing house and does not dominate or impose on adjoining properties.

The proposed pitched roof to the existing side extension is in line with the pitched roof above the garage, so also does not dominate the main dwelling or adjoining dwelling.

The proposed first floor rear extension is a small infill, 1.2m deep in plan from the existing rear wall, to make the main rear bedroom slightly deeper and incorporate an ensuite into that bedroom. This extension does not impinge on the proportions of the existing house or on neighbouring properties.

2.2 The materials to be used

Materials for the extension will match existing. Render and brick will be used throughout, which matches the materials on the existing house. The proposed 'loggia' / canopy will be made from timber with a metal clad eaves / fascia.

2.3 The design and positioning of doors and windows

The proposal includes replacement of all existing windows with high quality black metal framed double glazed windows to modern standards.

The proposed windows and doors to the rear extension are designed to line through with windows above and are well proportioned.

2.4 The effect on the privacy of neighbours and light reaching their property

The proposed extension is subservient and sit well within 45 degree lines from centre line of adjoining property windows, so do not breach BRE daylighting guidance and therefore do not impinge on the privacy or daylight to neighbouring properties.

2.5 The effect the extension will have on the character and appearance of the street

The proposed rear extensions and the new pitched roof to the side extension will not have any impact on the character and appearance of the street, as they will not be visible from the street.

3.0 USE

The existing and proposed use is private residential C3 (private dwelling).

4.0 LAYOUT

The proposed layout improves the rear of the dwelling and creates a better relationship with the garden, with a larger more useful kitchen, dining and living room. As well as a better planned rear first floor bedroom and a vaulted space to the kitchen area with a new roof and rooflights.

5.0 SCALE

The extensions remain consistent with the proportions of the original dwelling and remains subordinate in scale to the overall house.

6.0 LANDSCAPING

No changes to existing landscaping that require planning permission are proposed as part of this application.

7.0 PARKING

Existing transport, parking, and travel arrangements remain unaffected.

8.0 CONCLUSION

The general principles as outlined in Adur & Worthing supplementary planning guidance has been adhered to as described in section 2.0.

The extensions are not visible from the street scene and also do not impact on neighbouring properties in terms of outlook or daylight. The design proposals look to significantly improve and upgrade the property, without compromising the street scene, as all changes are at the rear and internally.

The sustainability credentials of the property will also be significantly upgraded with new metal framed windows throughout and upgrades to roof, floor and wall insulation, alongside a new boiler and heating system.

On these grounds, we respectfully request that the Local Authority grant approval for this application.

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