

Design & Access Statement

26 The Heights,
Findon Valley,
Worthing
BN14 0AJ

December 2025



FIG. 00 Google Maps – Street View

Design & Access Statement

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Worthing
BN14 0AJ

November 2025

Description of Proposal:

The Extension of a 1-Storey Bungalow into a 2-Storey house.

PRINTING NOTE:

This document is intended to be read as a double page A3
Landscape document and should ideally be printed as such.

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December 2025

1.0 INTRODUCTION

This Design & Access Statement supports the detailed planning submission for the proposed conversion of an existing single-storey bungalow into a two-storey dwelling at 26 The Heights, Findon Valley, Worthing, BN14 0AJ.

The site is located in a residential area of Findon Valley, part of the wider borough of Worthing, West Sussex. It sits approximately 19 metres back from a nearby roundabout, as indicated by the red line boundary on the accompanying satellite view. Positioned on a slope lower than the road level where ground levels fall to the west, the property is not situated within a Conservation Area.

The proposal aims to transform this 1950s bungalow into a two-storey home by including a full first floor and pitched roof extension, harmonising, while with the character of the surrounding area. The existing ground floor footprint, brickwork and roof structure will be retained, with the new first floor designed in a white fiber cement cladding introducing a modern touch to the traditional design approach, while maintaining the existing building as the dominant feature.

The overall objective is to enhance the building's prominence while ensuring it remains sympathetic to the scale and character of the local context, preserving key features of the existing structure.

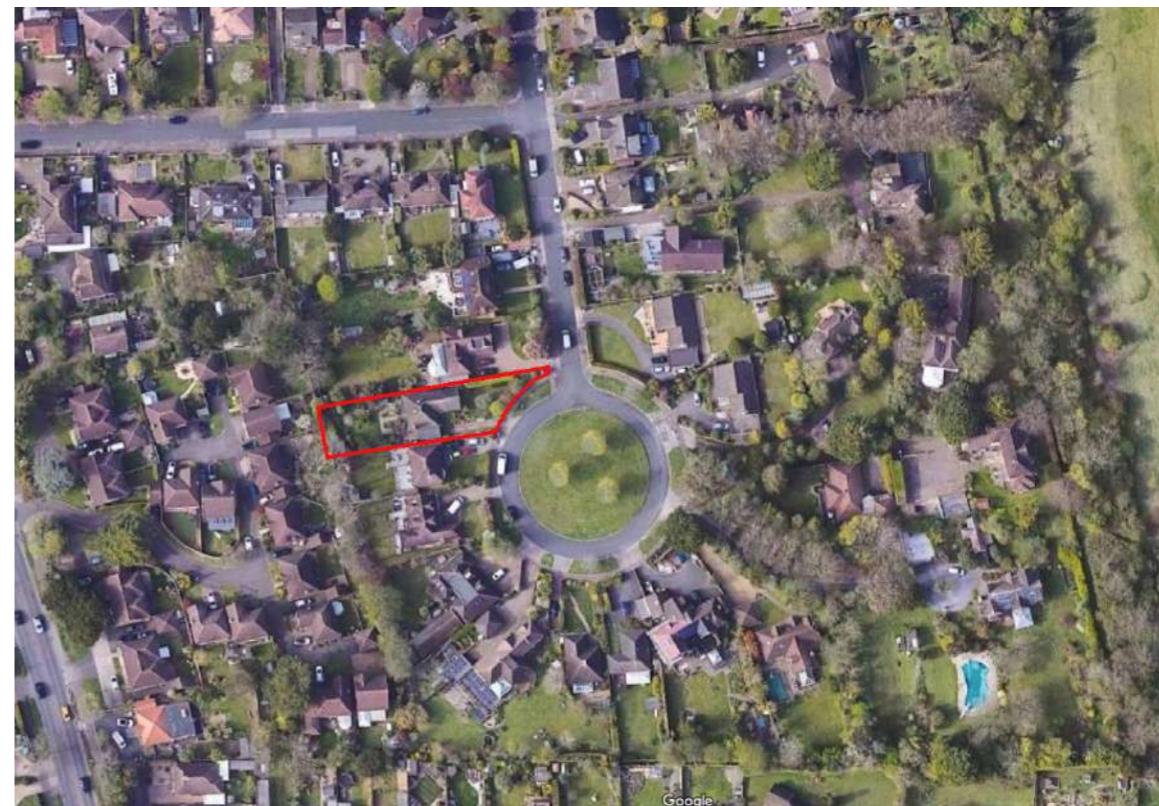


FIG. 01 Google Maps – Site marked in red



FIG. 02 Google Maps - The Heights Perspective View

2.0 EXISTING PROPERTY & CONTEXT

The proposed property is situated in a residential area of Findon Valley, BN14, which is part of the wider borough of Worthing in West Sussex.

This location is close to the South Downs National Park, offering both suburban living and access to natural landscapes. The area is characterised by a mix of architectural styles, predominantly post-war housing, with a combination of detached and semi-detached properties. The architectural language includes Mock Tudor styles and brickwork façades, pitched roofs with tiled finishes, and modest detailing that reflects the mid-20th century suburban development patterns.

The surrounding buildings in the neighborhood tend to be two-storey houses, with some modern infill developments contributing to a more diverse architectural mix. There is a consistent rhythm of front gardens, driveways, and a strong sense of residential character. The area is well-served by local amenities, including schools, parks, and small local shops, which help foster a sense of community.

Being located close to key transport routes, including the A24 and A27, 26 The Heights benefits from good connectivity to Worthing town centre and nearby areas such as Brighton and Chichester. The proximity to the South Downs also contributes to the local context, as it influences both the lifestyle and the general aesthetic of the area, with some homes taking design cues from the vernacular rural architecture nearby.



FIG. 03_26 The Heights Front View



FIG. 04_26 The Heights Rear View



FIG. 05_25 The Heights



FIG. 06_27 The Heights



FIG. 07_30 The Heights



FIG. 08_33 The Heights

3.0 USE and AMOUNT

The existing and proposed use is C3 private residential.

The existing overall gross internal area is 107.7 sq. m.

The proposed overall gross internal area is to be;

(Ground Floor 107.7 sq. m.) + (First Floor 107.3 sq. m)

Total = 215 sq. m.

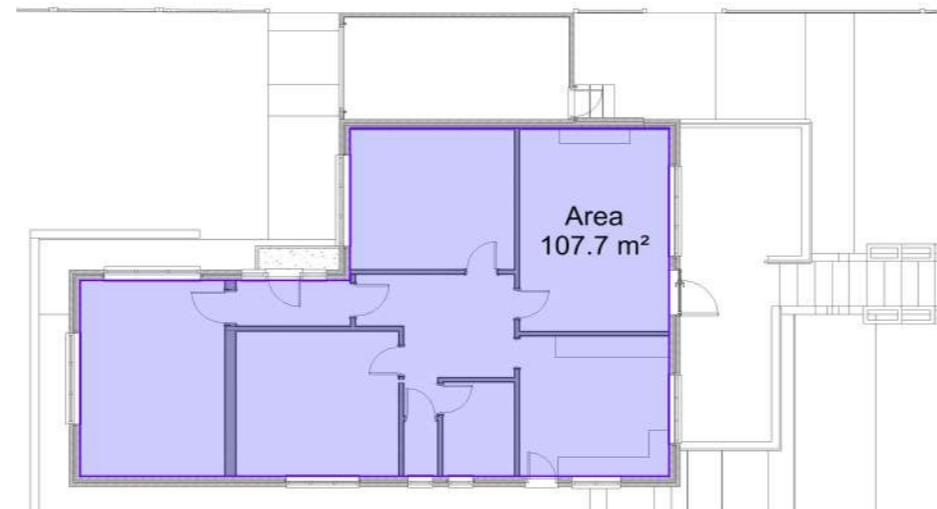


FIG. 9 Gross Internal Area - Existing Ground Floor

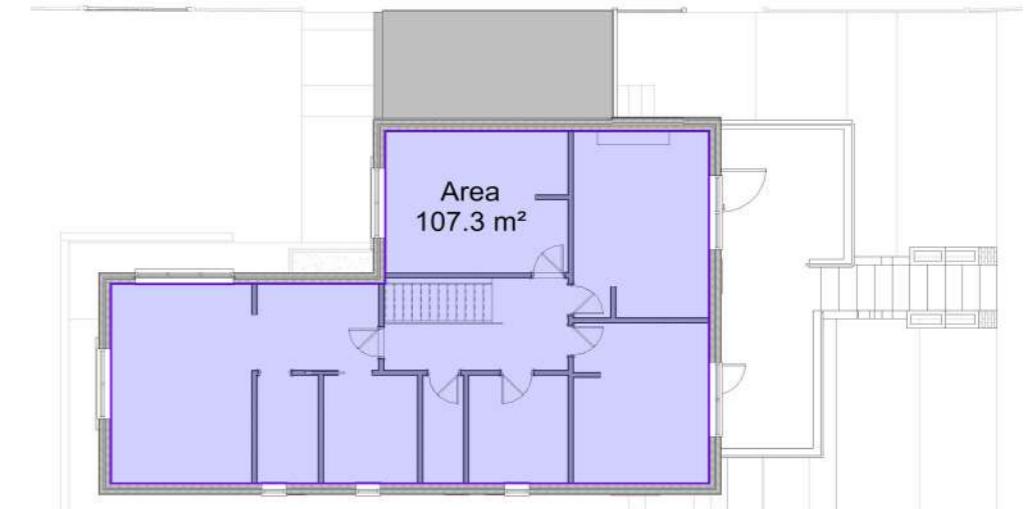


FIG. 10 Gross Internal Area - Proposed First Floor

4.0 LAYOUT

The proposed layout retrofits the existing property into a 4-bedroom family home. The re-modelling aims to enhance the ground floor creating an open plan dining and living area designed to provide generous views of the garden, a utility room Laundry area, ensuite for the front bedroom and a bigger kitchen.

The first floor will offer three additional bedrooms including, a master bedroom at the front with its own bathroom and walk-in wardrobe. Further storage space, a study area ideal for working from home, and a main bathroom will be added.

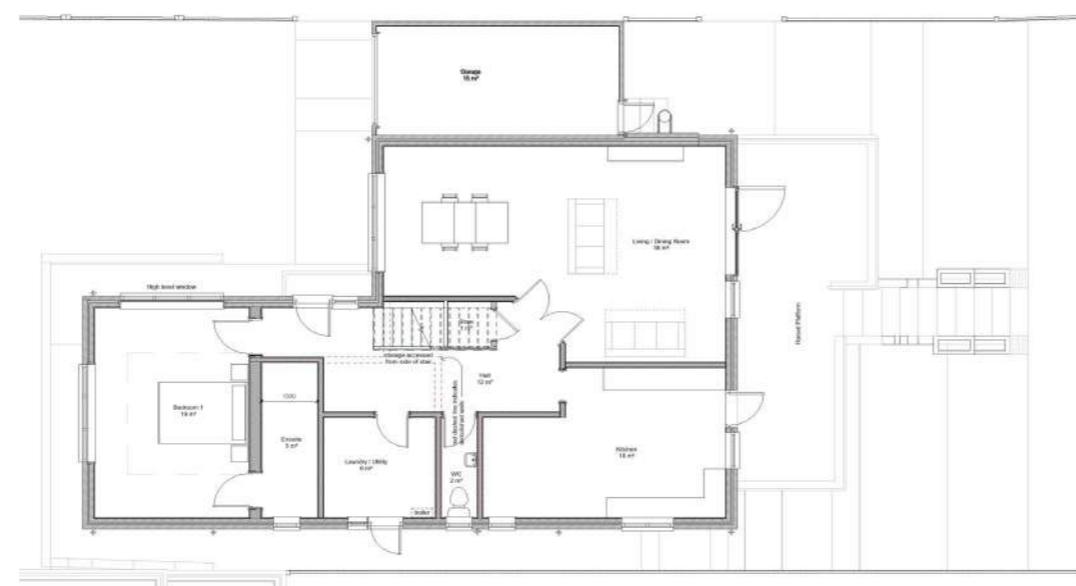


FIG. 11 Proposed Ground Floor Plan

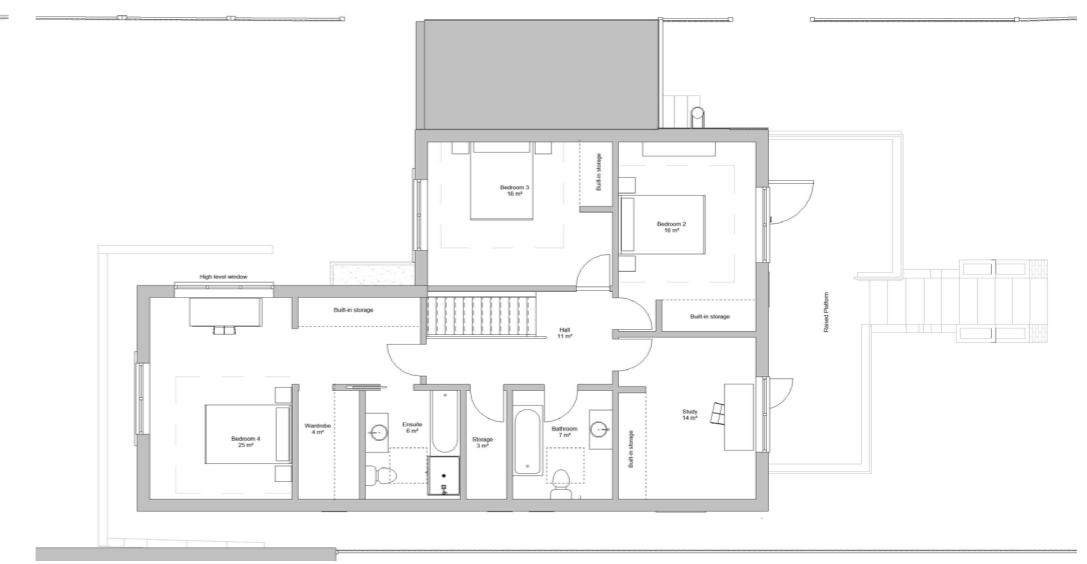


FIG. 12 Proposed First Floor Plan

5.0 MASS & SCALE

The overall scale and proportions are designed to match the overall height and massing of the surrounding context. The proposal retains the outline of the original footprint. The new roof keeps the existing hipped style and will retain as much of the original structure as possible. The top of the roof has been lowered with a mansard type style to keep the height down. The existing gabled front projection has been changed to a hipped roof, to further reduce any impact to the neighbouring dwelling. The new north eaves are lower than a conventional two-storey house, reducing perceived mass. The roof cuts away from the boundary within the first 1m, reducing enclosure. The white fibre cement cladding, gives it a lighter scale rather than the overbearing brick similar to dwelling no.27 on the South side.



FIG. 013 Existing Front Elevation - Size Comparison



FIG. 014 Proposed Front Elevation - Size Comparison

Not To Scale

6.0 TRANSPORT / ACCESS

The existing property has its own driveway and garage, as well as off-road parking.

There are no proposed changes to the existing parking arrangements.

The existing access is through the front (south) entrance and through the kitchen to the rear. This will remain unchanged. There will be additional access to the house on the east side through the Utility room.

7.0 LANDSCAPING

There are no proposed changes to the existing landscaping. Existing fencing or plants will be retained, maintaining the site's character. There are no impacts on the biodiversity. Permeable paving has recently been laid on the driveway.

A bat box is proposed to be installed at the rear eaves.

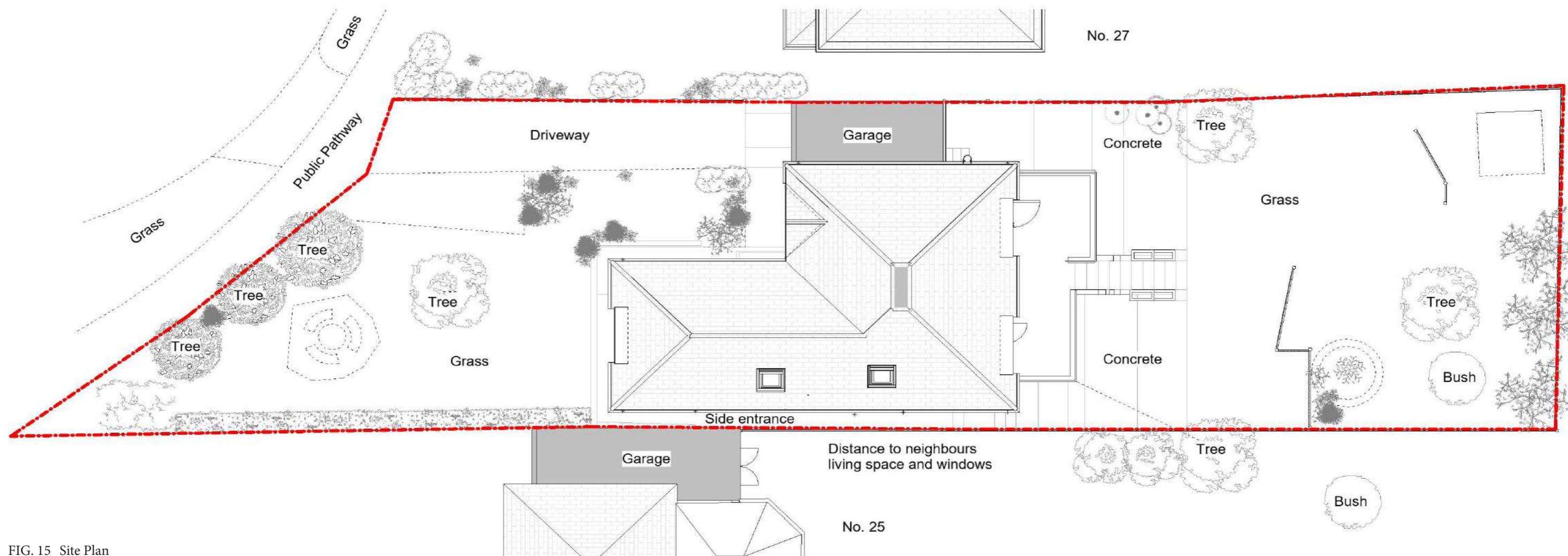


FIG. 15 Site Plan

8.0 Neighbour Impact

For No.25 (north)

The new north eaves are lower than a conventional two-storey house, reducing perceived mass.

The roof cuts away from the boundary within the first 1m, reducing enclosure.

The BRE 25° diagram demonstrates compliance for the neighbour's main rear-facing window.

No windows, no overlooking, and low eaves mean perceived dominance significantly reduced.

For No.27 (south)

Separation remains generous due to the garage.

No habitable windows face that direction.

The redesigned front hip and reduced ridge reduce the apparent height when viewed from No.27's raised patio.

9.0 Response to Pre-Application Advice (PREAPP/0475/24)

Pre-App Concern	How the Revised Design Responds
Massing overbearing to No.25 visually	Lowered eaves, hip roof, mansard cutback, no habitable windows, increased separation through material contrast.
Excessive front projection mass	Removed full gable; replaced with hipped form; reduced ridge height.
Materials previously out of keeping	Removed mock-Tudor + zinc bay; replaced with neutral white cladding to lighten appearance.
Overlooking concerns	Zero first-floor habitable windows on north side; bathroom rooflights only.

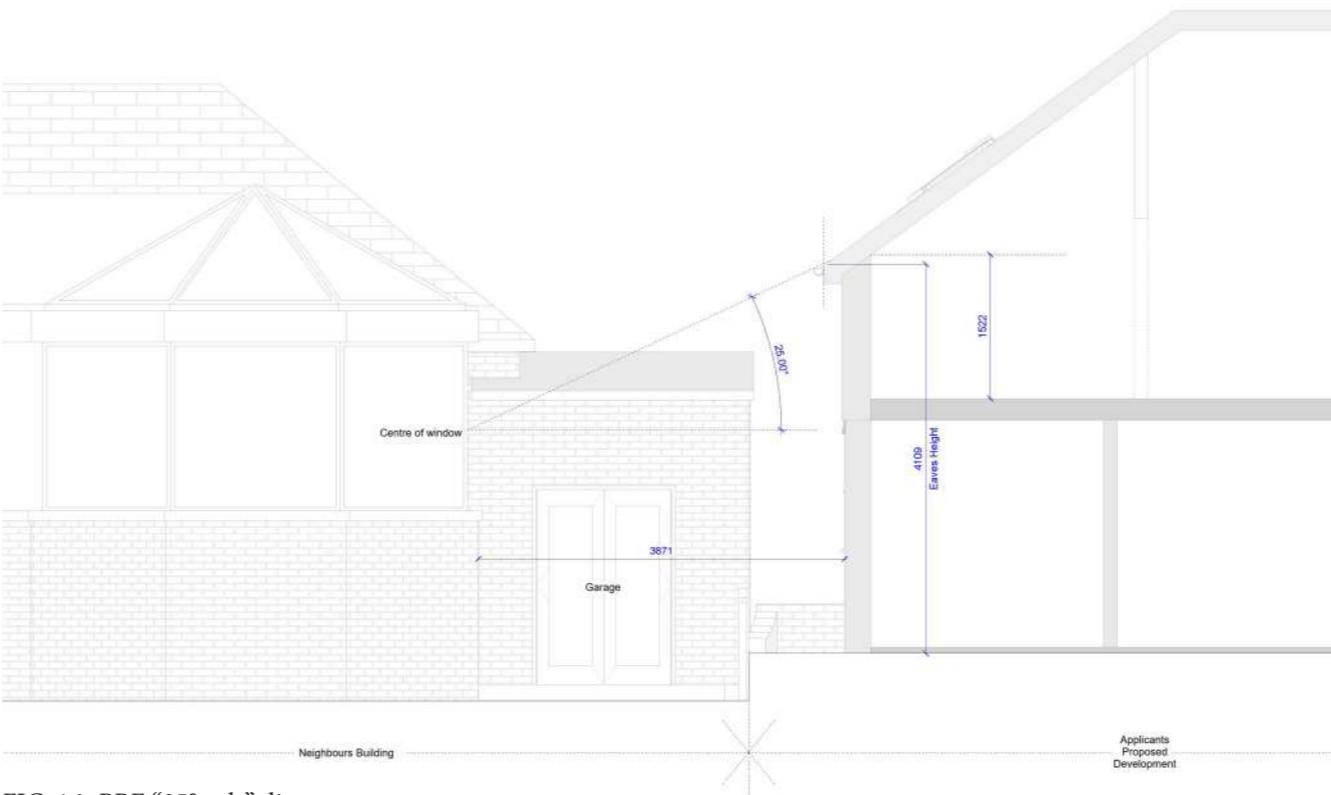


FIG. 16 BRE "25° rule" diagram

10.0 CONCLUSION

The proposed extension maintains the character and key features of the existing bungalow, preserving the original ground floor footprint. The design and materials have been carefully selected to blend harmoniously with the surrounding context.

To protect neighbouring privacy, we have removed any windows facing adjacent properties. The front gable has been redesigned to a hipped roof to significantly reduce visual bulk and respond directly to the officer's pre-application concern regarding dominance. The revised scheme reduces height and bulk on the north side and now prevents any materially harmful loss of light, or overlooking concerns.

Two-storey dwellings already exist immediately adjacent (No.27). The site sits at a lower ground level relative to the road, reducing perceived height. A single-storey bungalow extended sideways would cause more sprawl and mass than a compact vertical extension. The design avoids creating a terracing effect due to the offset building line.

White fibre cement cladding was chosen to reduce massing, appear lightweight, and recess visually in diffuse light. However, should the Local Authority prefer an alternative material of similar tone and texture, the applicant would be open to discussion.

This scheme presents an excellent opportunity to create a new family home. The design has been thoughtfully developed to integrate seamlessly with its surroundings while introducing subtle modern elements.

On this basis, we respectfully urge the Local Planning Authority to grant approval for this application.

11.0 BEFORE & AFTER IMAGES



FIG. 17 Existing Drone Image

12.0 BEFORE & AFTER IMAGES



FIG. 18 Proposed Photomontage

12.0 BEFORE & AFTER STREET VIEWS



FIG. 19 Street View Key-Plan



FIG. 20 Existing Street View 1



FIG. 21 Proposed Street View 1

13.0 BEFORE & AFTER STREET VIEWS



FIG. 22 Existing Street View 2



FIG. 23 Proposed Street View 2

Report Notes

1. THE BOUNDARIES SHOWN ARE BASED ON INFORMATION BY OTHERS. ALL BOUNDARIES TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
2. TOPOGRAPHICAL LEVELS TO BE CONFIRMED.
3. DESIGN & QUOTED AREAS ARE SUBJECT TO DESIGN DEVELOPMENT & STATUTORY CONSENTS.
4. ALL SURVEY INFORMATION SHOWN IS SUBJECT TO FURTHER SITE INVESTIGATION DURING DEMOLITION.

