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BOROUGH OF WORTHING
DEPOSITED
TP REF No.
WB/11/0161/FUL

Household Planning Application

21 Offington Avenue
Worthing

Applicant: Mike Thompson

Design and Access Statement



Fig 1. Front of Building

The Design Solution

Amount

It is the client's intention to build above the existing garage with a 9.4m extension. This will create a much needed fourth bedroom for the property.

Layout

The layout of the ground floor will be as existing. Above the footprint of the existing garage will be the additional bedroom. This proposed bedroom will be accessed of the small landing that will be created by an additional tread at the top of the stairs. The bedroom will be dual aspect, with windows to the east and west of the site. These windows do not create any overlooking to the adjoining properties.

Scale

The scale of the proposed extension is designed to look subsidiary to the main building. This has been achieved by using the existing garage roof as the floor level which is lower the main building first floor level. This provides a reduced eaves level of 450mm. The building has also been brought in from the boundary with No.23 Offington Avenue so that the eaves and gutter do not overhang the neighbouring property.

Landscaping

The existing landscaping will remain as existing.

Appearance

The extension has been designed to blend into the existing main dwelling. This has been achieved by using the same materials.

- The walls will be white render
- The tiles will be dark clay tiles to match those on the main house.
- The sofit and facia will be UPCV
- The windows to the east and west elevation will be UPVC

The existing chimney to the north elevation has been removed a result of the proposed extension.

Use

The proposed room above the garage will be used as a bedroom.

Access

The access into the site will remain as existing. The access into the bedroom will be of the existing stair.

Sustainability

The development will be built from sustainable sources using local materials and labour sourced locally.

Pre Application Advice

Our client Mr Mike Thompson has had correspondence with Matthew Porter of Worthing Borough Council Planning Department. Our client showed Mr Porter a sketch of what he was hoping to achieve with the extension.