

Design and Access Statement

Prepared 13/08/2026

Project: Proposed 3-Storey, 4-Bedroom Detached Dwelling

Location: Land to South of 7 Test Road, Sompting, Lancing, BN15 0EG



Schedule of drawings/submissions:

The application includes submission of the following files in support:

DS/TEST/01rev1 – Proposed plans and elevations

DS/TEST/02 – Site Plan 1:200

DS/TEST/03 – Location plan 1:1250

Design and Access Statement

Sustainability and Energy Efficiency Statement

Biodiversity Enhancement Statement

1. Introduction

This Design and Access Statement has been prepared to support a full planning application for the development of a new high-quality, three-story, four-bedroom family home. The site is situated within the established residential context of Sompting, Lancing. This statement demonstrates how the design responds to the local character while maximizing the potential of the underutilized land to the south of the existing property.



Planning history:

The site was previously granted permission for similar proposals under ADC/0762/07 in 2008

The permission was subsequently renewed under ADC/0053/11 in 2011

An application to 'replace extant planning permission' under AWDM/0297/14 was submitted in 2014 and then withdrawn.

This new application maintains the previously granted footprint, but utilizes the roofspace for a fourth bedroom whilst adhering to the 'Nationally Described Space Standards'.

The internal layout features design amendments which enhance the use of the space through size and positioning of the rooms and door/window openings etc.

2. Site Assessment

Context: The site is a rectangular plot currently forming part of the garden/amenity space of 7 Test Road. The surrounding area is predominantly residential, characterized by a mix of mid-century and modern housing.

Connectivity: The site benefits from excellent transport links, with proximity to the A27 and Lancing railway station. Local amenities, schools, and parks are within walking distance.

Constraints: The design respects the privacy and daylight of No. 7 and neighboring properties to the south and west.

3. Use and Amount

The proposal seeks permission for **one C3 residential dwelling** which has been designed to meet and/or exceed the requirements of the Nationally Described Space Standards

- **Bedrooms:** 4 (including a master/en-suite on the second floor). The proposals have been designed to provide 3 'double' bedrooms and 1 'single' bedroom (4B/7P - Nationally Described Space Standards)
- **Storeys:** 3 (utilizing the roof space for the third level to maintain a building height relative to neighbouring properties).
- **Density:** The proposal provides a density consistent with the surrounding urban area, providing much-needed family housing without overdeveloping the plot. No 7 Test Road enjoys an over-sized plot which can comfortably accommodate the proposed dwelling whilst maintaining a verdant and spacious landscape visible from the street-scene on Test Road and Arun Close.

GIA INFORMATION

EXISTING TOTAL SITE AREA = 462.09m²

SITE AREA RETAINED DWELLING = 172.34m²

SITE AREA NEW DWELLING = 289.75m²

TOTAL GIA of NEW DWELLING = 123.34.m²

4 BED/7 PERSON/3 STOREY DWELLING

BEDROOM 1 master/ensuite)= 14.72m² - DOUBLE

BEDROOM 2 = 14.2m² - DOUBLE

BEDROOM 3 = 11.6m² - DOUBLE

BEDROOM 4 = 7.8m² - SINGLE

STORAGE = 4.4m² (incl allowable built-in wardrobe space)

PRIVATE GARDEN SPACE = 70m² + 14m² GARAGE

RETAINED DWELLING GIA = 74.58m²

RETAINED DWELLING PRIVATE GARDEN SPACE = 72m²

4. Layout and Scale

The layout has been carefully considered to ensure a functional flow and privacy:

- **Ground Floor:** Open-plan kitchen/dining area to the rear with bi-fold doors leading to the garden, a separate formal lounge, and a cloakroom meeting Doc m requirements
- **First Floor:** Three well-proportioned bedrooms and a family bathroom.
- **Second Floor (Attic Level):** Master bedroom with en-suite and integrated storage, utilizing a modest dormer window.
- **Scale:** To mitigate the impact of the three-storey design, the building employs a 'room-in-roof' solution. The eaves height remains consistent with No. 7, ensuring the ridge line does not dominate the streetscape.

5. Appearance and Materials

The architectural design and external materials have been chosen to match the surrounding/adjacent properties employing gable design features, tile hanging and face brick

- **Walls:** High-quality red face brickwork with some tile-hanging to upper levels complimentary to the host dwelling and neighbouring properties.
- **Roof:** Concrete tiles to match the prevailing character of Test Road.
- **Windows:** White uPVC or aluminium frames, providing co-ordination with surrounding properties and high thermal performance.
- **Landscaping:** Permeable paving for the driveway and a turfed rear garden with native hedging/planting as appropriate to enhance biodiversity (see separate Biodiversity Enhancement details supplied)

6. Access

- **Vehicular Access:** The existing dropped curb/cross-over on Arun Close will provide access to the existing driveway and garage providing off-street parking as per the current facilities. A new cross-over is proposed on Test Road as shown for the provision of off-street parking for the retained dwelling.
- **Pedestrian Access:** Level access will be provided to the main entrance to ensure compliance with Building Regulations Part M (Access to and use of buildings). Rear access to the garden and garage etc would be provided via the existing driveway on Arun Close.
- **Cycles:** Secure cycle storage would be located in the rear garden with easy access from the rear of the plot and utilizing an existing shed structure.
- **Waste:** A dedicated bin storage area would be positioned as shown providing the required facilities and easy roadside collection.

7. Sustainability and Energy

The dwelling will be constructed to meet high levels of sustainability including such measures as below:

- High levels of insulation and air-tightness.
- Installation of an air source/ground source heat pump to reduce carbon footprint.
- Electric Vehicle (EV) charging point to be installed.
- Water-efficient fixtures to limit usage to 110 liters per person per day.
- All the benefits of full compliance with the latest Building Regulations.

For further clarity a separate 'Sustainable Design and Energy Efficiency Statement' forms part of the application submission.

8. Biodiversity

The proposed scheme seeks to retain quality landscaping and wildlife habitat. By integrating suitable measures into the design of the new dwelling at 7 Test Road, the project will result in a long-term positive contribution to the local ecology of the area and local environment.

For further clarity a separate 'Biodiversity Enhancement Statement' forms part of the application submission.

9. Conclusion

The proposed development represents a sensitive and sustainable addition to Test Road and onto Arun Close where the proposed front access point to the dwelling is proposed.

It provides a high-standard family home that respects the scale and privacy of its neighbors while making efficient use of residential land.

A proposal for a new dwelling of the same footprint has previously been granted and also subsequently renewed, providing a precedent for the development of this site.

The proposals would not be detrimental to the host dwelling (No 7 Test Road) which sits on an over-sized corner plot

The open 'lawned' area visible from the street would be retained and enhanced through additional planting, thereby maintaining a softly landscaped appeal.

We therefore believe the proposal aligns with the Adur & Worthing Local Plan and the national planning policy.