

22.04.2025

Dear Planning,

Address: 179-181 Brighton Road, Worthing

Proposal: Attic flat

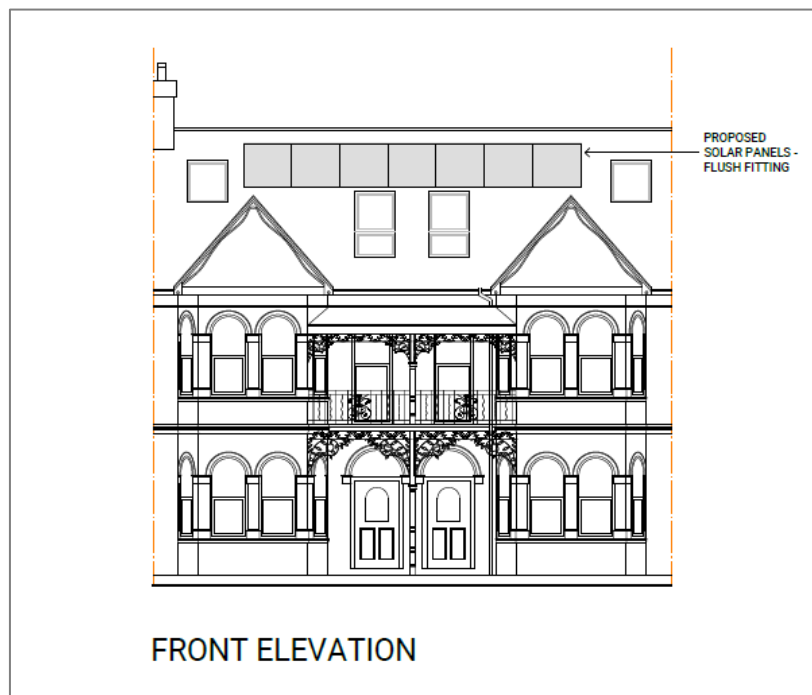
Planning and Design and Access Statement

The following is a planning statement /design and access statement in relation to the application for the provision of 1 flat in the attic space.

Please note this is a revised scheme in relation to the previously approved 'Proposed one-bedroom flat within roof space to include front and rear dormers and front and rear roof lights' (application reference AWDM/0970/24).

The front roof dormer has now been removed from the current scheme.

As an alternative, 2 roof lights are now proposed.

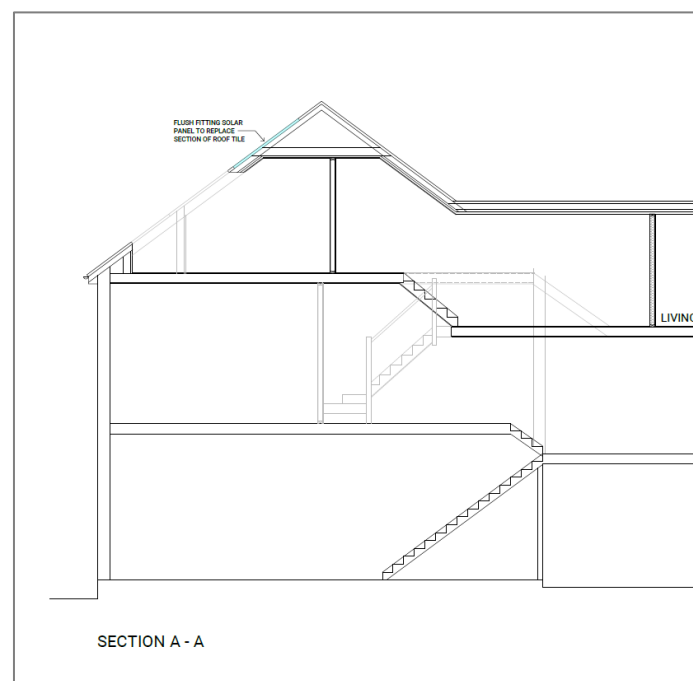


Above: Principal elevation of scheme as currently proposed

Solar / PV panels

It is also noted that solar panels are proposed as part of this application. It is pertinent to note that solar panels above a residential flat are permitted development. Therefore, if permission AWDM/0970/24 was implemented and complete, no permission would be required to install the rooflights. This represents a suitable 'fall-back' position in the consideration of the PV array.

We also note the proposed PV array is 'flush' with the roof, as demonstrated on the submitted section below:



Notwithstanding the 'fallback' position, we trust that the LPA will be in full support of such renewable energy proposals.

Please be aware that the proposed PV panels have been omitted from the images below to concentrate the discussion on Carbios.

Other issues

It is assumed that the LPA officers will continue to support the principle of the development of the attic flat and, as such, noting the fallback position, the main issue required to be determined via this application is the roof lights, which replace the previously approved dormer.

Cabrio Roof lights – precedence and demonstrated support from the LPA

The Council had previously shown support for Cabrio Roof lights for a property on the same road, AWDM/1427/23. The officer's report states;

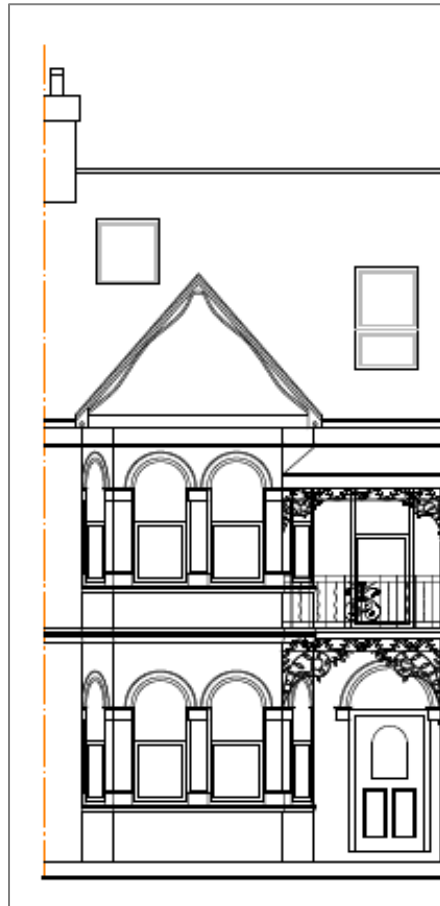
'The Cabrio roof light would form a balcony when weather/temperature permits but would not be permanently open as a balcony and is not considered to have any additional impact on visual amenity in this respect.'

The elevation is shown below.

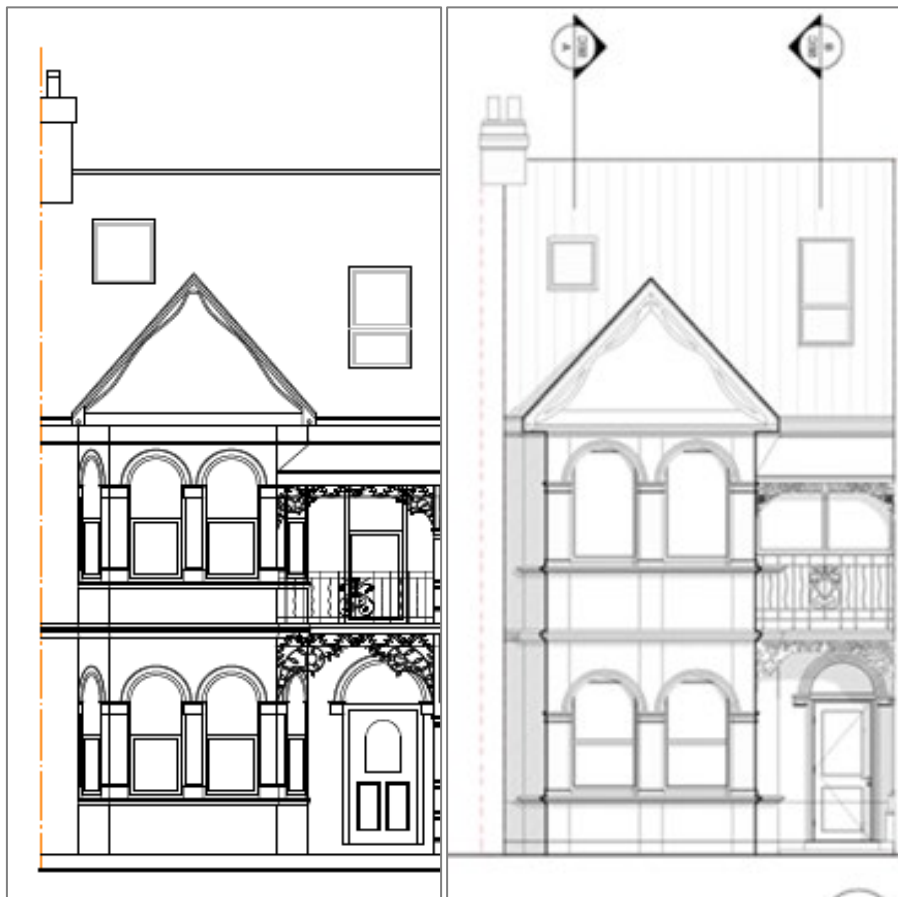


We trust that with regards to consistency, the LPA will continue to adopt this position with regards to this current application.

Considering the single frontage, the design is extremely similar to the above:

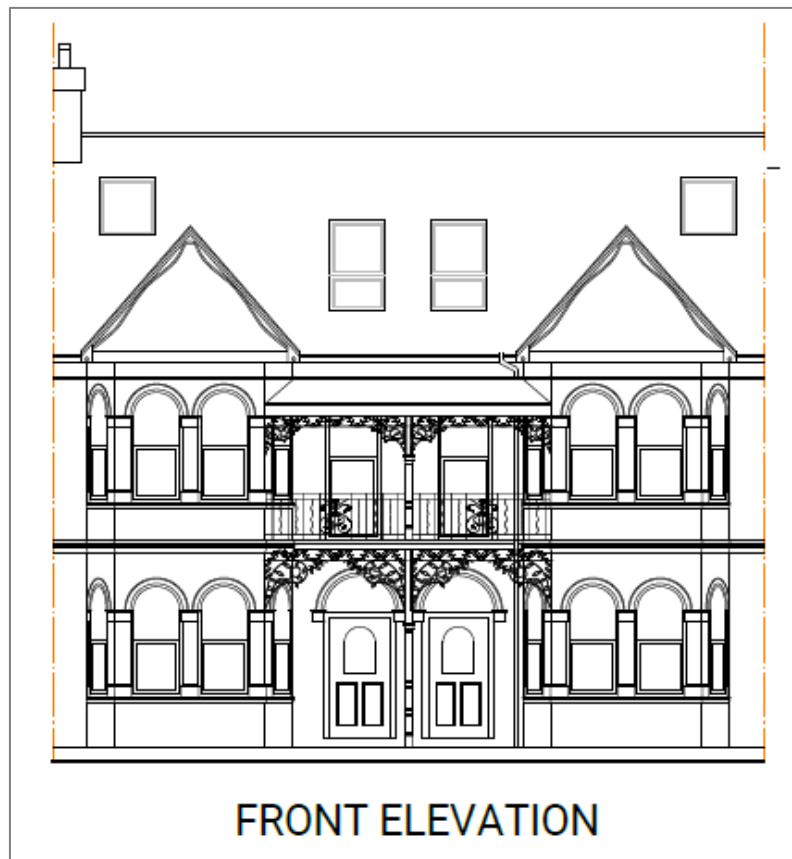


The similarity is demonstrated below:



It is noted that AWDM/1427/23 is for a 'single frontage'.

The current application site is essentially a 'double frontage'; however, the proposed roof lights would be mirrored, and the proposed symmetry should be welcomed (shown overleaf).



Further, in reality, the 2D drawings never represent the true appearance, as the windows would be on a sloped roof, viewed from street level - therefore, in reality, the 2D drawing is not representative of how the end product would be viewed.

I believe a dormer would be much more apparent than the cabrios presented above.

We look forward to confirmation the above is acceptable and that the LPA will issue a decision in a timely manner.

Kind regards,

Colm McKee MRTPI
Director, CMK Planning