Supporting Photographs & Planning Information
Statement in support of the Householder Planning Application for the demolition of the existing conservatory, lean-to & garage and proposed single-storey rear / side extension with internal alterations at 6 Alfriston Road, Worthing, BN14 7QU.

Supporting Photographs:



6 Alfriston Road front (west) elevation.



6 Alfriston Road front elevation & drive.



6 Alfriston Road front elevation & no. 4 garages.



Rear (east) elevation looking north-west.



Rear (east) elevation looking west.



Rear (east) elevation looking south-west.

Supporting Photographs:



Existing driveway with garage to rear.



Existing driveway looking towards Alfriston Road.

Supporting Planning Information:

1.0 Description of the Site.

The application site is located on the east side of Alfriston Road. The property comprises of a semi-detached, single-family, hipped roofed chalet bungalow with a conservatory and lean-to to the rear and a driveway along the south side leading to a rear garage and the back garden. The property is not Listed, is not within a Conservation Area or the South Downs National Park.

2.0 Previous Planning History

Previous planning applications listed on the Adur & Worthing planning public access website:-
AWDM/0124/17 - Replacement conservatory to rear (east) elevation.

3.0 The Proposals.

At present, the bungalow has a rear conservatory measuring 4.2m deep by 5.4m wide with the north side wall located along the north boundary with high-level windows. There is a single-storey hipped roof projection to the rear of the bungalow which provides just enough space internally for a small dining table for 4 people. The back door from the rear projection leads into a lean-to utility space which fills in the area between the conservatory and the garage, and has a door out into the back garden and another to the side which provides the access from the house and the back garden to the south side driveway and the front of the property. There is a small room adjacent to the kitchen which and has been used as a playroom because it does not provide enough space for a dining room.

The existing conservatory has a glazed roof with high level windows along the north boundary and glazed doors and windows along the east elevation, and as a result it is too cold in the winter and too hot in the summer. The existing garage and driveway running along the south elevation wall of the bungalow are too narrow for the applicant's car and so they park on the driveway area between the front wall of the bungalow and front garden wall.

The applicants would like to demolish the existing rear hipped roof projection, conservatory, lean-to and garage and construct a single-storey rear / side extension to provide a new open-plan kitchen, dining and family room with a small utility room which would better suit their family's needs.

The proposed extension would be 6m deep by 6.97m wide and would be located 3m away from the north boundary and would remove the existing overshadowing of the adjoining bungalow at no. 8 Alfriston Road.

The small part of the proposed extension to the south side of the bungalow would have a high-level window to the south elevation to avoid overlooking into the adjacent back gardens, would allow for the provision of a side access path to the back garden with a gate and would be set well back from the street frontage to ensure it would only be minimally visible.

The proposed extension would allow views and direct access from the kitchen into the back garden and would have a step down onto a new patio area which would not be higher than 30cm above the existing ground level.

The proposed rear / side extension would have facing brickwork walls to match the existing walls with a perimeter pitched roof with tiles to match the existing roof on all sides with a flat roof behind. The pitch and eaves height of the perimeter pitched roof would also match the existing roof.

Due to the proposed demolition of the existing garage and in case of damage to the existing south boundary fence adjoining the back gardens of 4 Alfriston Road and 34 Wiston Avenue, a replacement fence to match existing will be installed along the south boundary.

On the opposite side of Alfriston Road to the applicant's property, 11 Alfriston Road has had a similar proposal for a single-storey rear / side extension constructed, albeit across the full width of the property, carried out under planning approval ref: AWDM/1695/15.

The proposed extension has been designed to provide the accommodation needed for the family whilst ensuring only very minimal impact on the neighbouring properties, adjacent rear gardens and the existing street scene.

4.0 Other Points.

Parking Provision.
No alterations are proposed to the existing parking.

Arboricultural Implications.
No trees will be affected by this proposal.

Utilities, Services & Foul Sewerage.
All services, utilities and foul drainage are to remain as existing.

Air Quality.
The proposals will not affect air quality.

Flood Risk.
6 Alfriston Road is not located in a flood risk area.