



*PAUL RICHARD WILLIAMS
DESIGN AND BUILD CONSULTANCY*

42 Mill Green Road, Haywards Heath, West Sussex, RH16 1EQ
email: paulwilliams@reborn.com

Tel: 0773 245 1708

Combined Planning, Design & Access Statement
for
20 Ingleside Crescent, Lancing West Sussex, BN15 8EN
for the
alteration of the internal layout and a new loft conversion
to the existing house.



The Design and Access Statement is made up of several sections - including the following:

1. Introduction
2. Existing Site and Surroundings
3. Planning History,
4. Adur Local Plan 2017
5. Design Solution
6. Sustainability
7. Access
8. Right to Light
9. Flood risk Analysis
10. Conclusion

1.0 - INTRODUCTION

We are seeking consent for the internal alterations to the existing ground floor layout and a loft conversion by extending the existing roof to the west by forming a gable end roof, to create a large Dormer roof to the South and to a small Dormer roof to the North public highway facing elevation. The loft conversion will contain two bedrooms and a bathroom with a staircase and landing .

The Combined Planning, Design & Access Statement is to be read in conjunction with the planning application drawings submitted in support of this application.

2.0 - THE EXISTING SITE AND SURROUNDINGS

The application site, which is some 204m² in size and located on Ingelside Crescent, Lancing and contains a semi-detached 3 bedroom single storey house with a pitched roof and an existing kitchen extension to the rear. The floor layout consists of a small entrance way with a passage leading to the rear kitchen/dining/living area. There are three bedrooms and a family bathroom leading off the passage.

Externally, the front garden is laid in a hard brick paved driveway. To the south of the house, the rear garden is laid in a grassed covered area and a garden shed. The west of the house is narrow access pathways laid in concrete paving slabs.

The site lies within the town of Lancing and is located in the Widewater Ward.

There is an existing 2m high timber post and panel fence separating the gardens to the rear of the property

3.0 - PLANNING HISTORY

There has been one previous planning application with regards to this property. Under Planning Application AWDM/1662/20 the Lawful Development Certificate was permitted for proposed enlargement of the front entrance porch to north and single-storey rear extension to south elevation. The decision date was on 18 November 2020 and was approved.

4.0 - ADUR LOCAL PLAN 2017

Part 2 - A Strategy for Change and Prosperity

Policy 2 - Spatial Strategy

The Adur Local Plan 2017 states in part that:

“Development within the Built Up Area Boundaries (defined on the Policies Map) of Lancing, Sompting, Shoreham-by-Sea, Southwick and Fishersgate will be permitted subject to compliance with other policies in the development plan”.

The site is located at 20 Ingleside Crescent which is located within the Lancing built up area boundary.

Part 3 – Policies for Places

Policy DP 9 – Lancing Village Centre and Seafront:

of the Adur Local Plan 2017 states in part that:

“Lancing Vision will be a material consideration in guiding the future development of the village centre..”

The development is not located within the village centre and therefore DP9 is not applicable to this application.

Part 4 – Development Management Policies

Policy 15: Quality of the Built Environment and Public Realm

of the Adur Local Plan 2017 states in part that:

“Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.”

The development is located within the suburban area of Lancing and is in keeping with the neighbouring properties who have converted their loft spaces and built Dormer roof window facing the public highway.

Policy DP16: A Strategic Approach to the Historic Environment

of the Adur Local Plan 2017 states in part that:

“The Council will conserve and enhance the historic environment and character of Adur, which includes historic buildings, features, archaeological assets and their settings. Where development affecting any heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.”

The development at 20 Ingleside Crescent is not considered to be a historical building with any archaeological assets and therefore does not affect Policy DP16.

Policy 17: The Historic Environment

of the Adur Local Plan 2017 states in part that:

“Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, this will not be permitted unless there are compelling circumstances. Development should not adversely affect the setting of a Listed Building, Conservation Area, archaeological feature or Scheduled Ancient Monument”.

The proposed development is not part of a listed building and therefore Policy 17 does not apply.

5. Design Solution

The client wished to extend his property by converting the loft space into two bedrooms and a bathroom. The design concept was taken from the neighbouring properties at number 18 and 16 Ingleside Crescent who have both extended their roof space with a Dorma roof conversion. We have included the extension of the roof to form a gable end to the west elevation. The side cladding to the proposed gable end wall and to the sides of the Dorma will be Composite cladding, colour Anthracite Grey. The design has the small Dorma facing onto the public highway.

The street scape has no real architectural merit with a number of Dorma roof conversions of different colours and sizes.

6.0 Sustainability

The design is in keeping with the latest UK Building Regulation, using fully compliant materials to the BS standards. This is to help the client reduce their overall heat loss and cut their energy bills.

7.0 Access

Access is gained via the public highway called Ingleside Crescent. The street is narrow with limited parking. The site has two existing off street parking bays.

8.0 Right to Light

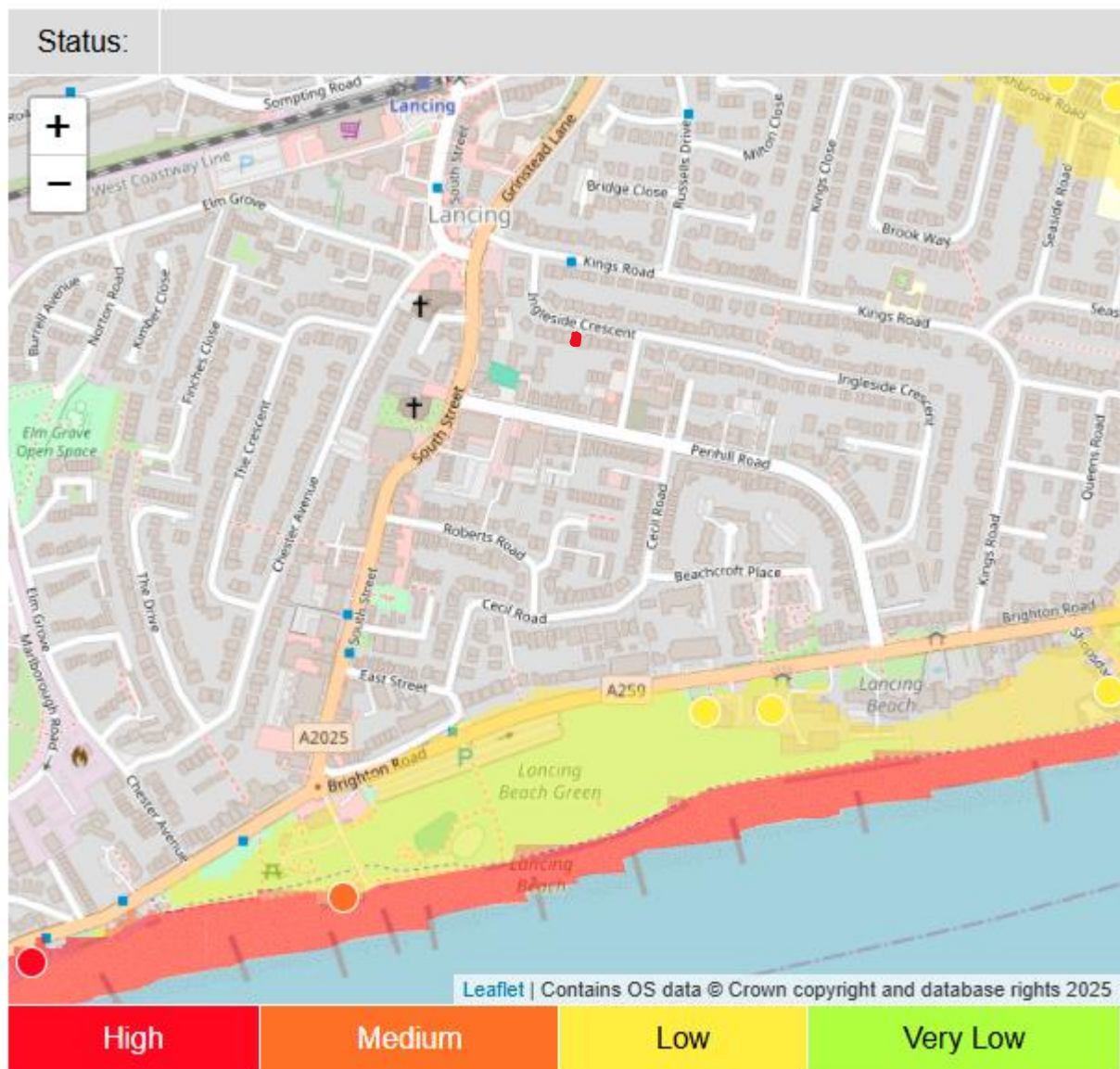
The Right to Light Act of 2015 declares in part that, property owners have a legal and protected right to light, through a prescription, if they have enjoyed uninterrupted access to natural light through windows or openings in their building for a significant period - over 20 years.

To address the right to light issue, the design has pulled the Dorma roof away from the boundary of Nr 18 and therefore does not interfere with their right to light. The adjacent window in nr 18's gable end wall is less than 20 years old and appears to be the bathroom window as the glass is opaque.

9.0 Flood Risk Analysis

Surface Water Flooding.

A desk top Flood risk analysis was undertaken which shows the site to be in a very low area of risk.



10.0 Conclusion

It is our view that the proposed development meets all the criteria as set out in the Adur Development Management Standard No. 2 Extensions and Alterations to Dwellings.

It is hoped that the above information is adequate. Should you require further information to enable you to consider the application of the proposed development, then please do not hesitate to contact Paul Williams Design and Build Consultancy.