

Design and Access Statement

Site: 53 Longlands, Worthing, West Sussex BN14 9NW



1. Summary

This statement supports a planning application for side and rear extensions, the conversion and remodelling of the existing detached garage, new boundary fencing and associated landscaping at 53 Longlands, Worthing. 53 Longlands is a large detached house on a generous plot.

The works are intended to adapt the dwelling for a family with a child who has a disability, and for the carers who support her. The proposals provide accessible accommodation suitable for wheelchair use, separate facilities for carers so that family life is not disturbed, and level access between the house and the garden.

The site is not within a conservation area and is in flood zone 1 (no action required). The site is subject to three Tree group Preservation Orders.

2. Pre-application Advice and Planning History

There is no relevant planning history at this property.

A pre-application enquiry was submitted to Adur & Worthing Councils (reference PREAPP/0074/26) and a written response was received on 17 June 2026. The proposal submitted in this current application shares the same massing and a very similar layout to the design at pre-application stage. The key difference with the later scheme being the architectural styling on the rear elevation, which will be described later in this document.

The Pre-application feedback was favourable in principle to the extensions and the garage conversion, and identified some matters that could be addressed in the full application. These are summarised below.

Officer comment (17 June 2026)	Response in this application
The two storey rear extension is within the footprint of the existing balcony and would not harm the character of the dwelling or the street scene.	The rear extension remains within the existing balcony footprint. The front elevation of the main house is unchanged.
The east and west single storey extensions would not be unduly prominent and would remain subservient to the main dwelling. Generous spacing between properties would be maintained.	The main house retains its existing height and the side extensions remain single storey.
The garage conversion is acceptable and parking for several vehicles should be retained on the frontage.	The driveway is widened and resurfaced to retain parking, aid accessibility and sustainable drainage.
The Council would seek to condition the accommodation to remain ancillary to the main dwelling.	The carers' accommodation is ancillary to the main dwelling and shares its services so such a condition would be acceptable if deemed necessary.
Materials should match the existing building.	Brick, roof tiles and other materials will be similar to and complement those used on the existing building.
Overlooking of the gardens of 54 and 56 First Avenue and the effect on No 51 Longlands (light and visual impact) should be addressed, with distances and landscaping.	Addressed in section 10, including separation distances.
A Tree Report should be submitted, as the site has three group Tree Preservation Orders.	An arboricultural report accompanies the application.

3. Planning Policy

The proposals have been prepared with regard to the policies identified by the Council at pre-application stage:

- Worthing Local Plan 2020–2036 (2023): Policy SP1 (Presumption in Favour of Sustainable Development), Policy SS1 (Spatial Strategy), Policy DM5 (Quality of the Built Environment) and Policy DM16 (Sustainable Design).
- National Planning Policy Framework (2024) and National Planning Practice Guidance, in particular the guidance on good design in paragraphs 131 and 135.
- Supplementary guidance: 'A Guide to Residential Development' (2013) and 'Extending or Altering your Home'.

4. Context

Site and surroundings

Longlands is a wide street with mature trees, characterised by large, mostly detached houses set back from the road, with front driveways and gardens. The wider area is an estate of large mostly detached houses in a landscape setting.

No 53 stands towards the top end of Longlands on a corner plot at the junction with First Avenue. The plot is triangular. The house is set back from the road, with a driveway to the front and a detached garage to the east. The part of the plot at the junction of Longlands and First Avenue consists only of garden and mature trees. It has no boundary enclosure and it is regularly crossed by people walking dogs. The proposed fencing (section 9) is intended to restore a clear boundary and to improve the privacy and security of the family.



Aerial photo of 53 Longlands



Photo from balcony of west side of site



Photo from balcony of east side of site



Photo from front garden of east side of site



Photo from back garden looking east



Photo of front elevation



Photo of east side from back garden

5. Use

The proposed use of the house has been organised in three types of space, so that the family, the child and the carers each have appropriate facilities:

- Family spaces, used by the family.
- Shared spaces, used by the child, the carers and the family, including the therapy room and the principal living areas.
- Carers' spaces, used only by the carers, with their own entrance on the east side, so that carers can come and go without disturbing the family.

The carers' accommodation remains ancillary to the main dwelling.

6. Amount, Layout and Scale

Existing

No 53 is a large detached house situated towards the top end of Longlands within a good sized triangular shaped plot. The property is set back from the road with a driveway and a detached garage. The property has two storeys and a pitched roof, the front elevation faces north and the rear elevation faces south. There is a large first floor balcony and a raised ground floor patio at the back of the property.

Proposed East Side

The east side of the plan is where the carers accommodation is where the carers accommodation and spaces associated with the care needs of one of the applicant's children will be located. A secondary entrance on the east side will be provided for the convenience of the carers. Grouping these spaces together helps to provide privacy and to both the family and care team.

The existing garage is converted to carers' accommodation and a wide storage space for equipment such as wheelchairs and mobile hoists. The existing truss roof is replaced by a flat roof with a parapet wall, helping to unite the garage with the composition of the main house. The line on the front elevation of the east side of the house remains unchanged.

To the south of the garage, a new extension provides a home-school and carers' space and a hallway connecting the secondary entrance to the carers' area and to the child's en-suite bedroom and bathroom. As the proposed east side extensions are single storey, we do not believe that their expected impact on 51 Longlands will be material. Nevertheless, following pre-application feedback the proposed extension on the east side of the house has been positioned behind the existing garage with a view to mitigating the chance of any negative

impact in terms of loss of light or visual impact to the neighbouring property. The footprint of the existing garage remains unchanged and it is proposed that the existing pitched roof of the garage will be changed to a flat roof, reducing its visibility from 51 Longlands compared with the existing situation.

Around the east extension and the garage conversion, two outdoor spaces are created: one level with the floor of the house and one level with the garden. They are connected by a ramp suitable for wheelchair use. Both spaces are covered by a pergola to help manage the full southern exposure of the plot.

Central volume

The front elevation of the main central part of the house is unchanged. At the rear, a two storey extension, including two sets of double-height bay windows, creates space for a therapy room, a lift, a generous hallway providing a wheelchair turning circle, and an open-plan kitchen, dining and living area.

The first floor extension is necessary to compensate for the loss of space to the bedrooms as a result of the lift and increase hallway widths, both important accessibility needs for the family. The number of bedrooms is unchanged.

West side

On the west side, the existing pitched roof extension is extended to form a snug. A parapet wall is proposed, to create consistency with the rest of the proposed work. It is surrounded by a patio, with a ramp giving access to the lower garden.

Scale

The height of the main house is unchanged. The existing side extensions are raised, and the proposed extensions match their height. The proposals increase the gross internal area by approximately 93 sqm. The ridge height of the main roof shall remain unchanged.

The configuration of the existing dwelling including a garage and existing walling and the set back of the dwelling would mean that the extensions would not be unduly prominent and would remain subservient to the main dwelling.

Longlands and the immediate surrounding area is characterized by large detached houses on large plots. The proposed extensions at 53 Longlands would maintain the generous spacing between the properties and remain consistent with the prevailing style of the area.

7. Access

Improved accessibility is a core objective of the proposal. The scheme includes the following features:

- A raised and resurfaced driveway, providing level access to the house for a wheelchair user.
- A lift providing step-free access between ground and first floor.
- A generous hallway providing a wheelchair turning circle, and wide circulation within the ground floor.
- A ground floor therapy room and an accessible open-plan living area.
- A separate secondary entrance for carers, with a hallway connecting directly to the carers' accommodation and the child's bedroom and bathroom.
- A wide storage space for wheelchairs, mobile hoists and other equipment.
- Two outdoor spaces, one level with the house and one level with the garden, connected by a ramp with handrails.
- A ramped link from the west patio to the lower garden.

These features are integral to ensuring the house meets the long-term needs of the child and her family, and provide a comfortable and dignified living environment.

The property has a driveway large enough for several cars and will be sufficient for the applicant's needs.

8. Appearance

Existing appearance and approach

A key design consideration of the proposal has been the effect on the street scene and the character and appearance of the host dwelling. The front elevation of the main house shall remain in the most part unchanged with the only alteration being west side extension, so the character of the dwelling is preserved when seen from Longlands.

The extension at the rear of the property combines traditional and contemporary features to ensure coherence with the front elevation and wider street scene. A key feature of the design are the two bay double height bay windows on the rear elevation shall help create generous light filled rooms.

Materials

The proposed alterations shall be built using materials that are similar and complementary to those of the existing building. This includes the use of brick for external walls, and tiles for the roofs matching the existing roof. Parapet wall copings and window sills on the rear

elevation shall be pre-cast with a sand colour pigment. The sills of the front windows match the existing. All windows on the rear (south facing) elevation shall have external shutters fitted within the reveals, during summer months this will help to protect from overheating. Above the ground floor windows on the rear elevation shall be clay decorative panels and above the first floor windows there shall be brick soldier course details. The patios are finished in light-coloured porcelain tiles. The handrails to the ramps are aluminium with glass infill, giving a light appearance that does not obscure views of the garden. On the east side of the property a timber pergola is proposed to provide some shaded outside space.

9. Landscaping, Trees and Boundaries

Boundaries

Because of the complex needs of the child with disability, it is important that the rear garden is fully enclosed. At the west corner of the site where Longlands meets First Avenue there is currently no boundary treatment that separates public and private land. For this area a 0.9 metres (3 foot) timber fence is proposed, so that this part of the site remains open and less imposing in the street scene, while discouraging people from crossing the garden.

On the west side of the front elevation an existing 1.8 metre (6 foot) timber fence will be extended so that the land to the west of the house is enclosed to provide privacy and security. The existing low wall to the front boundary remains as existing.

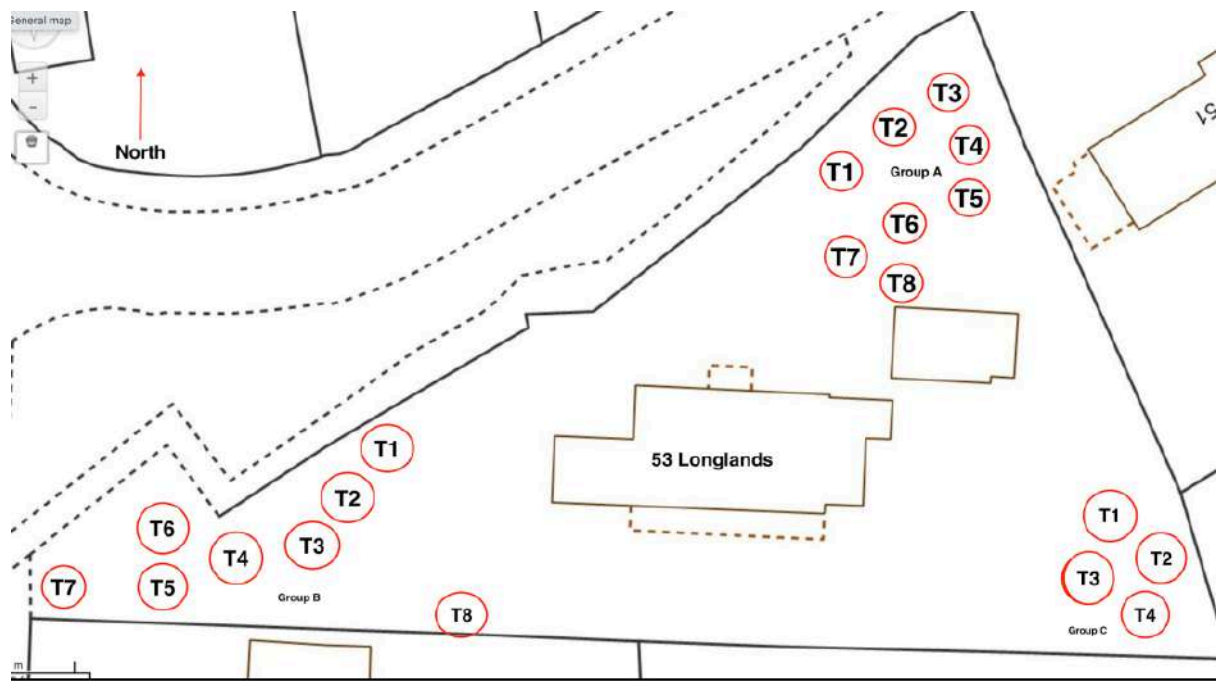
Driveway and drainage

The front driveway is raised, widened and resurfaced in permeable resin to provide level, wheelchair-friendly access to the house and sufficient space for the family's vehicles.

Any additional surface water drainage demand that is created by the proposed work shall be connected to a new soakaway. All foul drainage will connect to the existing system.

Trees

The site is subject to three group Tree Preservation Orders, and there are mature beech trees close to the property. An arboricultural report prepared accompanies this application, as requested at pre-application stage. The proposal was reviewed by the arboriculturalist at pre-application stage and they confirmed that they will not cause harm to the protected trees.



Plan of existing trees on the site

10. Protection of amenity

The protection of amenity for neighbouring properties has been an important design consideration. 53 Longlands has four neighbouring properties that share a boundary. 54 Longlands and 56 First Avenue are to the south of the site. 7 Longlands Glade and 51 Longlands are to the east of the site.

As described earlier in this statement, the proposed layout of the single storey extensions on the east side of the site have been adjusted and moved further away from the boundary and the roof of the garage is now a flat roof in response to the pre-application feedback. Because of this as well as the building's orientation to the sun and the existing planting on the site boundaries we do not believe that there will be a material loss of amenity in terms of overlooking or overshadowing for either 51 Longlands or 7 Longlands Glade. The distances between the proposed extensions and the neighbouring buildings have all been marked in the drawings that accompany this application.

Likewise the proposed single storey extension on the west side of the building would also not cause any loss of amenity in terms of overlooking or overshadowing for neighbouring properties.

In regards to 54 and 56 First Avenue located to the south of the site, the proposed development would not result in an unacceptable loss of privacy. The proposed two-storey extension has been designed to remain within the footprint of the existing rear balcony and

would therefore not extend the building further towards the neighbouring properties or materially alter the existing relationship between the properties. The rear extension will remain 6.7m from the southern site boundary and will be approximately 21m from the corner of No. 56 First Avenue and 18.5m from No. 54. These separation distances, together with the existing mature trees along the boundary of the site, will help to partially screen and filter views towards the neighbouring gardens and properties.

Any views from the proposed extension would be limited to the neighbouring gardens and would not result in direct overlooking of habitable spaces. As 53 Longlands is on the north side of 54 and 56 First Avenue there would be no risk of overshadowing.

Overall, the proposal would not result in an unacceptable impact on the residential amenity of neighbouring occupiers.

10. Sustainability

In line with Policy DM16, the proposals improve the energy performance of the building. A new boiler system will be installed and the existing roof will be insulated. The new extensions will be built to current Building Regulations standards.

11. Conclusion

The proposed development represents a well-considered and appropriate adaptation of 53 Longlands to meet the long-term needs of the applicant's family, including the specific accessibility and care requirements of a child with a disability. The proposal retains the existing dwelling's principal form, height and character, while the extensions remain subordinate to the original building and maintain the spacious, landscaped character of Longlands.

The proposal accords with Policy DM5 of the Worthing Local Plan by respecting the architectural form, scale, materials, layout and character of the existing dwelling and surrounding area. The design also responds positively to the NPPF's objectives for high-quality, sustainable design, particularly through the retention of the established character of the site and the use of materials sympathetic to the existing dwelling.

The proposal has been carefully designed to protect neighbouring residential amenity, retain protected trees and respond positively to the Council's pre-application advice. The application represents sustainable development in accordance with Policies SP1 and SS1.

In accordance with Policy DM16, the proposals incorporate measures to improve the energy performance of the existing dwelling, including improved insulation, a new boiler and solar panels. The scheme also provides significant improvements in accessibility, supporting the principles of inclusive and sustainable development.

The proposals represent a sensitive and well-considered adaptation of the house. They allow a child with a disability to live safely and comfortably at home with her family, they respect the character of Longlands and the amenity of neighbouring properties, and they accord with the development plan. For these reasons the application should be granted.