Design & Access Statement For:

Single-storey rear extension with bi-fold doors to north elevation; French doors with Juliet balcony to first-floor bedroom on west elevation; and replacement first-floor window to north elevation

At:

Flat 2
30 Warwick Road
Worthing
West Sussex

Ref:
3817

Client:
Geneva Investment Group

Statement Compiled By:
Clive Voller Associates Ltd.
2 Woolven Close
Burgess Hill
West Sussex
RH15 9RR

Date:
March 2024

Revision:

USE:
The site is located to the west side of Warwick Road and comprises a two storey, mid-terrace property with converted roof space and dormers. The property is occupied as four flats and this application relates to Flat 2, a one-bedroom maisonette located on the ground and first floor at the rear of the property. Access to the flat is via the front door. This flat has sole access and use of the rear garden. The building has brick elevations to the front and render to the rear, with various uPVC windows at the rear of the building. The rear backs on to an alleyway between the rear gardens of Warwick Road and York Road. The property is located within the Steyne Gardens Conservation Area and is identified as a Local Interest Building. There are no protected trees on site.

AMOUNT:
The application is the re-submission of a previously approved application AWDM/1648/18 which has now expired. The current application is the same which proposes a single storey extension to the side/rear at ground floor, reconfiguration of the internal layout and the installation of French doors and a Juliet balcony at first floor.

LAYOUT:
The ground floor would be extended at the rear, north side by 1.5m wide and 4.1m deep with a hipped roof of 2.3m high to eaves and 3.5m high overall. The internal layout would be re-configured and the stairs moved to form an open plan kitchen/sitting room at ground floor and shower room and bedroom at first floor.

APPEARANCE:
The extension would be finished in render to match the rear of the building and slate roof tiles. There would be new powder coated aluminium bi-fold doors to the rear elevation. To the first floor rear elevation of the outrigger the existing window would be replaced with French doors and a Juliet balcony. The doors would be white uPVC and the handrail, stainless steel and glass. A small first floor window to the north elevation serving the stairwell would be replaced with a similar window in uPVC serving a storage area. There would be a small storage shed adjacent to the east wall of the extension

RELEVANT PLANNING HISTORY:
AWDM/1648/18
Single-storey rear extension with bi-fold doors to north elevation; French doors with Juliet balcony to first-floor bedroom on west elevation; and replacement first-floor window to north elevation. – Approved

An identical application was carried out at Flat 2, 28 Warwick Road under: AWDM/1415/16 - New French doors to west elevation with new glazed handrail to create Juliet balcony and new first-floor window to north elevation. Single-storey rear extension with new bi-fold doors to west elevation – Approved

French doors the same as proposed by this application were approved to Flat 2, 29 Warwick Road under: AWDM/1682/15New French doors to west elevation and replacement conservatory to south elevation – Approved

AWDM/1875/15
Replacement rear windows from white timber to white UPVc – Approved

AWDM/1794/15
Application for Certificate of Lawfulness for existing use as 4 no. self-contained residential units – Approved

CONSULATAIONS ADUR & WORTHING COUNCILS ON PREVIOUS APPLICATION

CAAC – No objections

The Worthing Society – No comments received

SUMMARY:
As previously mentioned a very similar proposal was approved at 28 Warwick Road so the principle has been previously agreed.

Visual Amenity and Conservation Area:
The property is located within the Steyne Gardens Conservation Area and is a Local Interest Building recognised for its architectural or historic merit. The proposed works are to the rear of the property and are not visible from the surrounding Conservation Area. Access to the rear is via an alleyway however, this alleyway serves only the rear of the properties of York Road and Warwick Road. The views available from this alleyway are very limited as they are obscured by the high boundary walls and fences to the rear. The proposed extension and Juliet balcony would therefore not be visible from the public realm and would have no adverse impact on the character and visual amenities of the street scene or conservation area. The extension is small in scale and subsidiary to the existing building. The materials proposed including uPVC windows and doors would match those used in the existing building at the rear and is considered not to have any adverse impact on the appearance of the property. There are many examples of similar extensions, alterations and additions to the rear of this terrace and the proposed works would not be out of keeping with general development in the area. It is generally considered that there would be no adverse impact on the visual amenities of the locality and the special interest of the building and conservation area would be preserved.

Residential Amenity
The most affected properties from the proposal would be the occupants of Flat 1 and 3 of No.30 and the adjoining properties No.31 to the south and No.29 to the north. The kitchen window to Flat 1 faces on to the east elevation of the proposed extension and is about 3.5m away. The raised floor level of Flat 1 in relation to the proposed extension would ensure that the 25-degree line is not breached. Adequate outlook is retained given the separation distance and modest scale of the extension and privacy is unaffected. Flat 3 to the first floor of the application building would have views out across the proposed extension but would be unaffected by these works. The small window to the north side would replace a window in the same position and would not result in any overlooking or loss of privacy. There is a lean-to extension to the south side wall of No.29 which extends up to the boundary. There are no windows proposed to the side of the extension and there would be no overlooking or loss of privacy to

this neighbour. The extension would maintain a gap of 0.5m to the side boundary and is not considered overbearing. No.31 adjoins the application property to the south and would be unaffected by the proposed extension. The Juliet balcony proposed to the rear elevation of the outrigger would replace a large existing window in the same position. Although there may be a small increase in the potential for overlooking from a Juliet balcony in comparison to the existing window this is not considered to have any significant additional impact on the adjoining occupiers. None of the garden areas to the rear of these properties are private due to the small size of the gardens and the large proportion of flat conversions in the terrace. There would be no adverse impact on the residential amenities of neighbours resulting from this proposal.