



11 Rugby Road

Proposed rear and side extension, loft conversion and house refurbishment
Design and Access Statement

RT140 - RP - 001
11 Rugby Road, Worthing, BN11 4PZ
A | 01.06.26





1. Introduction

This Design and Access Statement has been prepared in support of the planning application for alterations and extensions at 11 Rugby Road, Worthing.

The application property comprises an existing detached dwelling situated within an established residential area of Worthing. The site occupies a generous residential plot with a substantial rear garden and forms part of a varied streetscape characterised by a mix of detached and semi-detached dwellings of differing ages, styles and forms.

The proposals seek to deliver a high-quality contemporary extension and refurbishment scheme that significantly enhances the functionality, appearance and environmental performance of the property whilst respecting the character of the surrounding area and neighbouring residential amenity.

2. Summary of proposals

The existing dwelling is proposed to undergo a comprehensive programme of extension and refurbishment works designed to provide improved accommodation for modern family living and establish a stronger relationship between the house and its external spaces.

The proposals comprise:

- Single-storey side and rear extensions;
- Two-storey side extension;
- Loft conversion including a rear-facing dormer extension;
- Alterations to external materials including render, natural stone cladding and timber cladding;
- New standing seam and tiled roof elements incorporating solar panels and rooflights;
- Proposed ancillary garden room within the rear garden.

The development has been designed to create a more practical and adaptable family home while carefully responding to the existing dwelling and wider residential context. The proposed extensions provide substantial additional accommodation and improved internal arrangements, creating generous family living spaces and improving connections between the internal accommodation and rear garden.

The scheme increases the number of bedrooms within the property from four to five and introduces a range of supporting accommodation tailored to modern family living requirements. The proposed layout includes a gym, home office, utility room/pantry, ground floor WC, additional storage areas, three ensuite bathrooms, two dressing rooms and a large open-plan kitchen, dining and living area opening directly onto the redesigned rear garden and external amenity spaces.

Architecturally, the proposals adopt a contemporary approach whilst retaining a domestic scale and appearance appropriate to the established residential setting. The design seeks to modernise and enhance the existing property through a carefully considered composition of materials, roof forms and detailing. The proposed material palette combines render, natural stone cladding and areas of timber cladding to create visual interest and articulate



different building elements. Roof forms comprise a combination of standing seam and tiled finishes which help distinguish new interventions whilst remaining sympathetic to the host dwelling. The scheme also incorporates rooftop solar panels and wider fabric improvements intended to improve energy efficiency and environmental performance.

The proposals supersede the previously approved application (AWDM/0391/25) for:

'Remodelling and enlargement of existing dwelling including hip to gable extension to rear (south), two storey side/rear extension, single storey side/rear extension and rear veranda, air source heat pump to front, rear shed/outbuilding (to house swimming pool plant), solar PV panels to south, east and west roof slopes, and rooflights to east and south roof slopes.'

The previously approved scheme adopted a relatively simple architectural approach consisting primarily of rendered masonry forms with a combination of tiled roofs and single-ply roofing membrane. Whilst contemporary in appearance, the composition relied on a more singular box-like form and simpler material treatment.

The revised proposals have evolved significantly and present a design approach that is structurally more efficient whilst being architecturally richer and more refined. The scheme introduces a more carefully articulated composition of forms and roofscapes, using a varied palette of stone, render, standing seam metal and tiled elements arranged across multiple planes and roof pitches. These interventions have been carefully developed to coordinate with and respond to the existing building fabric, creating a stronger relationship between old and new elements. The varied massing and material transitions break down the perceived scale of the extensions and create a more visually balanced and considered composition. Overall, the revised design is considered to represent a more robust and higher quality architectural response which significantly improves upon the approved scheme in terms of appearance, materiality and integration with the host dwelling.

This application is accompanied by the relevant drawings, photographs and materials information.

3. Amount & Scale

Rugby Road is characterised by a varied residential streetscape consisting predominantly of detached and semi-detached dwellings which have evolved over time through extensions, alterations and refurbishment works. The area displays a broad range of architectural styles, roof forms and material treatments resulting in a varied and established pattern of residential development.

The scale and form of the proposed development have been carefully considered to ensure the extensions integrate appropriately with the host dwelling and maintain a balanced relationship with neighbouring properties. The single and two-storey extensions have been designed to read as a coherent evolution of the existing dwelling and have been carefully proportioned to avoid appearing overly dominant. The development respects the established scale of surrounding properties whilst making efficient use of the generous plot size.



The loft conversion makes use of the existing roof volume to create additional accommodation. The proposed rear-facing dormer has been positioned on the rear roof slope where it remains screened from the public realm and subservient to the principal roof form.

Particular care has been taken to ensure the proposals do not give rise to unacceptable impacts on neighbouring residential amenity. The extensions have been designed with consideration given to scale, massing and separation distances to minimise any potential impact in relation to outlook, overshadowing and privacy.

The rear garden benefits from substantial depth and allows the proposed garden room structure to be comfortably accommodated without resulting in overdevelopment of the site. Importantly, the proposals have been developed to work within the existing landscape setting and no trees require removal as part of the development. The garden room has been designed as an ancillary structure associated with the main dwelling and remains clearly subordinate in scale and appearance.

Overall, the development represents a proportionate response to the site and its context.

4. Access, Layout and Parking arrangements

The proposed layout has been carefully planned to improve the functionality, accessibility and quality of the internal accommodation. The proposals provide enhanced family living arrangements through the introduction of enlarged living spaces and improved internal circulation. Particular emphasis has been placed on strengthening connections with the rear garden and creating flexible accommodation suitable for modern patterns of occupation.

The loft conversion introduces additional accommodation at roof level while the extensions provide larger and more practical family spaces at ground and first floor level.

Existing access arrangements to the site will remain unchanged as part of the proposed development.

The proposals include the removal of the existing single garage, which is of substandard dimensions and is not capable of practically accommodating a modern vehicle. Whilst the development will increase the number of bedrooms from four to five, the revised site layout has been carefully designed to maintain and enhance the functionality of on-site parking provision.

The existing driveway benefits from a spacious frontage incorporating substantial soft landscaping and parking capacity for up to four vehicles. The proposed arrangement has been designed to retain parking provision for the same number of vehicles within the front curtilage, whilst improving vehicle manoeuvrability and preserving the generous landscaped setting at the front of the property.

There are no alterations proposed to existing pedestrian or vehicular access arrangements and existing parking provision will continue to be retained on site.



5. Appearance & Materials

The architectural language of the proposal is intentionally contemporary whilst remaining respectful of the host dwelling and surrounding context. The design incorporates a varied composition of roof forms, material changes and areas of glazing to create visual interest and improve the relationship between internal and external spaces.

The proposed material palette includes high-quality render finishes together with natural stone and timber cladding elements. These materials have been selected to provide warmth, texture and visual articulation whilst creating a cohesive contemporary appearance.

New roof elements comprise a combination of standing seam and tiled finishes intended to compliment the existing building while remaining sympathetic to the character of the surrounding residential area. Solar panels are proposed as integrated roof features and form part of the wider sustainability strategy for the development. Careful consideration has been given to the scale, massing and appearance of all proposed elements to ensure the development integrates appropriately with the existing dwelling and wider streetscape.

6. Sustainability

The proposals include a number of measures intended to improve the environmental performance and long-term sustainability of the property. The incorporation of solar panels together with upgraded building fabric and modern construction standards will significantly improve operational efficiency and reduce energy demand. The proposals also represent a sustainable approach through the extension and adaptation of the existing dwelling, extending the lifespan and functionality of the existing housing stock whilst improving overall performance.

7. Use

The property is currently in residential use as a single dwellinghouse (Use Class C3). The proposed development does not involve any change of use and the property will remain in use as a private dwelling following completion of the works.

8. Conclusion

The proposed development represents a carefully considered and high-quality residential extension and refurbishment scheme that will significantly improve the appearance, functionality and sustainability of the existing dwelling. The proposals provide enhanced family accommodation through a balanced and contemporary design approach which responds positively to the site and surrounding context. Careful consideration has been given to scale, massing, neighbouring amenity and materiality to ensure the development integrates successfully within the wider streetscape. Overall, the proposal is considered to represent an appropriate and sensitive enhancement to the property and accords with the relevant design objectives for high-quality residential development.