ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. AWDM/0173/12
RECEIVED 13 FEB 2012

Design and Access Statement
Enlargement of hipped roof over existing flat roof two storey extension and front porch canopy roof.
17 The Street, Lancing, BN15 0PN
13th February 2012

Context:

The property is a semi detached cottage constructed of painted render walls under a natural slate roof, in the 1960s the property was extended with a two storey extension to the west with a flat roof.

The property sits within a conservation area and as such the materials and design should reflect this and serve to enhance the property and the character of the area.

This application proposes the extension of the pitched and hipped roof over the two storey extension to be finished with reclaimed slate to match the existing.

The application also seeks retrospective permission for the small canopy roof porch to the front of the property constructed some 6 months ago.

Size:

The proposal will not increase the bulk of the building below the eaves and seeks only to increase the roof volume by pitching the roof to match the existing.

The porch is relatively small, of a simple canopy open style to cover the existing doorway to the front of the property.

Layout:

The roof will be over the existing extension and the porch to the south elevation as already constructed.

Appearance:

The porch has been designed in a traditional style. It is constructed using a traditional mortice and tenon jointed oak frame, under a natural slate roof.

The roof over the extension will be finished with reclaimed slate to match the existing.

Access:
The access to the driveway shall remain in the same position, and the development will not alter this access.