Design & Access Statement



48 Maytree Avenue

Findon Valley

Worthing

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1.0 INTRODUCTION

1.01 We have been engaged by our client to prepare and submit this planning application. This document serves to outline the design principles and access considerations of the proposed development at 48 Maytree Avenue, Findon Valley, Worthing, West Sussex.

2.0 DOCUMENTS AND PLANS

2.01 The following documents comprise the planning application: -

- Block Plan
- Application forms
- Plans, Elevations & Artists impressions
- Design & Access statement

2.02 The application is accompanied by the following plans:

P300-A Existing& Proposed Floor Plans, Elevations, Block Plan & Artists Impression - Scale 1:200 & 1:500 @ A3

3.0 SITE DESCRIPTION

3.01 The application site is situated in the northeast of Findon Valley, on Maytree Avenue. The surrounding area comprises a mix of bungalows and houses, contributing to a diverse residential character



3.02 The property itself is a single-storey detached bungalow. Access to the dwelling is provided via Maytree Avenue, featuring off-road parking on an adapted driveway and a small garage suitable for storage. The main entrance is positioned on the western front of the property. While the house is not visible from the nearby A24 Findon Road, it is clearly observable from Maytree Avenue, free from fencing or foliage obstructions.

4.0 HISTORY



Photo 2017 – Front View - Purchased Aesthetics

4.01 48 Maytree Avenue was built between 1950 and 1966. Purchased by the client in 2017 in a state of repair and modernisation.

5.0 PLANNING HISTORY

5.01 The property at 48 Maytree Avenue has undergone the following planning applications relevant to the current consent:

September 2018: Planning permission was granted to remove the dilapidated conservatory and brick pantry at the rear of the property. This enabled the creation of an open-plan living room and kitchen, enhancing the living space while providing better views of the garden.

March 2025: Planning permission for a roof extension and dormers was refused. The refusal cited concerns regarding the proposed design, size, bulk, and form, which were deemed visually discordant and out of keeping with the property's original design and the surrounding street scene. The proposal was found to be contrary to

Policy DM5 of the Worthing Local Plan 2023, Supplementary Planning Guidance "Extending or Altering Your Home", and the relevant policies of the National Planning Policy Framework.



6.0 Original Aesthetics

6.01The property at 48 Maytree Avenue is a detached single-storey bungalow with a design reflective of mid-20th century British architectural trends. It features:

- White rendered walls, complemented by brick corner detailing and a brick base.

- Traditional clay tiled roofing, which remains consistent with the surrounding properties.
- White PVC windows, providing a simple, functional aesthetic.
- A narrow driveway, leading to a small garage suitable for storage.



Photo 2017 – Front View - Purchased



Photo 2017 – Rear View - Purchased

6.02 At the rear of the property:

- The walls were finished with white rendering, in keeping with the design of the front façade.
- An old brick-built pantry extended from the kitchen, marking a utilitarian feature.
- A dilapidated white PVC conservatory, which extended from the lounge but was no longer fit for use.

7.0 Current Aesthetics

7.01 The property retains its original white rendered walls with brick corner detailing, brick base, and traditional clay tiled roofing. These elements have been preserved to maintain harmony with the architectural style of the surrounding area.

7.02 Modern enhancements have been introduced by the client, including:

- Updated windows, front door, and garage door in a stylish grey finish to replace the previous white PVC fittings.
- A transparent glass balustrade installed near the entrance, ensuring both safety and the unobstructed viewing of original features.
- A widened driveway, providing improved accessibility and accommodating additional off-road parking, which alleviates street congestion—particularly important given that Maytree Avenue is a commonly used cut-through during peak hours.



Photo 2025 – Front View Current Aesthetics



Photo 2025 – Rear View of Current Aesthetics

- 7.03 At the rear of the property:

- The exterior has been rendered in white to match the front aesthetic, with contemporary grey windows and bifold doors seamlessly connecting the living spaces to the garden.

- The flat roof has been finished with GRP resin, incorporating two modest roof lanterns that flood natural light into the open-plan area, brightening the central space of the property.

8.0 Proposal Layout

8.01 The proposed development seeks to enhance the property by introducing a gable end to both the south and north sides, incorporating a hip roof detail. This design will enable the inclusion of dormer windows to the rear and front of the property, creating a practical and functional first-floor space for the family.

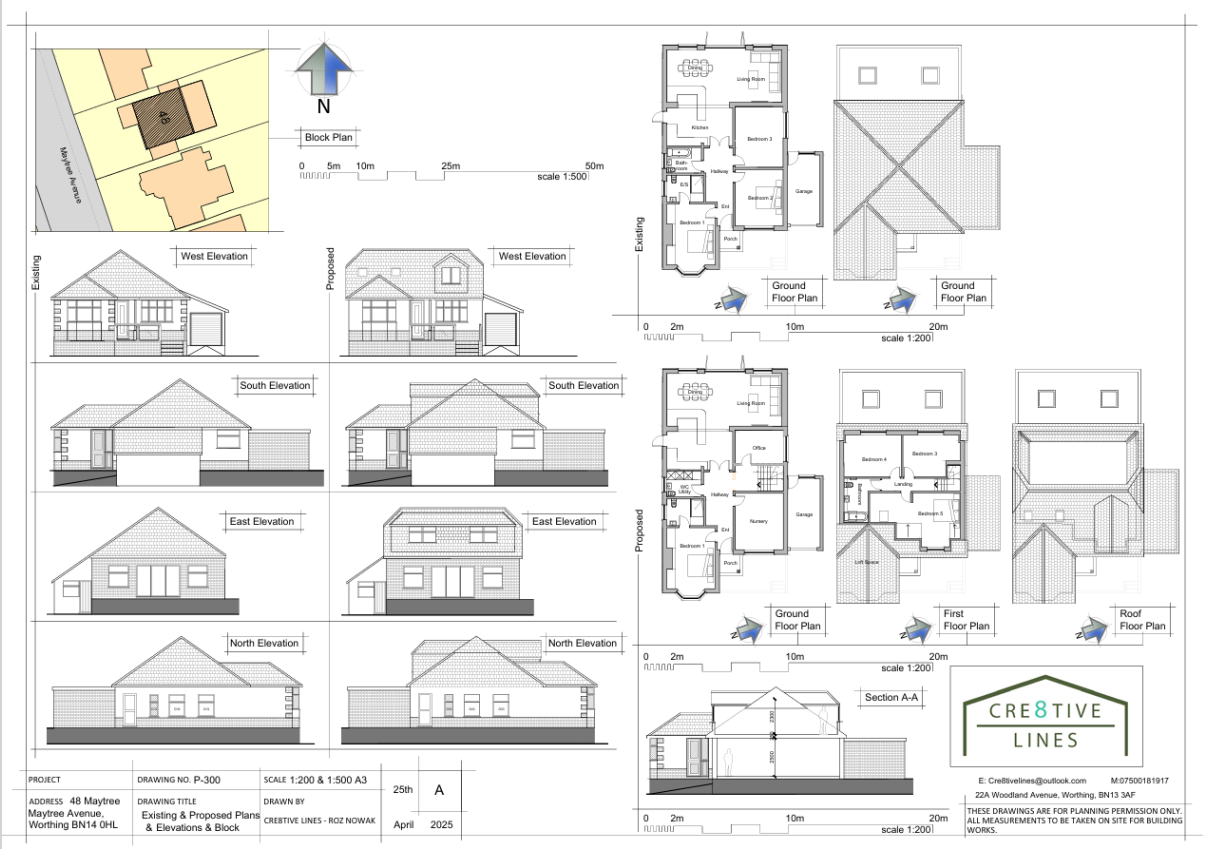
Key benefits of the proposed layout include:

Optimized Use of Space: Transforming the redundant third bedroom on the ground floor into an office space, accommodating the clients' work-from-home needs, and installing a stairwell for access to the first floor.

Improved Family Functionality: Repurposing the previous ground floor bedroom into a dedicated nursery.

Future-Proofing: Retaining the primary bedroom on the ground floor for use as a guest room for elderly family members and future care requirements.

This layout not only addresses the clients' present living requirements but also anticipates their evolving needs, ensuring the space is both versatile and practical.



9.0 Proposal Aesthetics

9.01 Taking on board the comments from the refusal the following changes have been made to work along side the policy *"DM5 of the Worthing Local Plan 2023, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework"*

(1.) Size, (2.) Design, (3.) Bulk, (4.) Form, (5.) Original dwelling, (6.) Out Keeping to street scene

Front Dormer - A Smaller (1.) front dormer will be nested in the front of the property.

(3.- 4.) and clay-hung tile to blend seamlessly into the existing roof (5.-6.), and grey PCV windows to compliment the ground-floor windows (2.).

Rear Dormer – Mono pitched rear dormer, clay-hung tile to blend in with the original roof (5.-6.), and grey PCV windows to match in with the windows below (2.) Giving necessary head height for the rear bedrooms.

Velux Windows - Strategically positioned to serve the bathroom and en-suite, offering natural light and ventilation without compromising privacy.

By prioritizing a cohesive aesthetic and respecting the design principles outlined in Policy DM5 of the Worthing Local Plan 2023, the proposal achieves a balance between modern functionality and traditional character.



Artist's impression – Front of the property

10.0 Contextual Street Analysis

Maytree Avenue exhibits a wide range of architectural styles, reflecting the diversity of its properties. These include a mix of bungalows, chalet bungalows, and houses.



No. 50 Maytree Avenue: Features a flat roof dormer with tile-hung sides and unpainted pebble dash render.



No. 20 Maytree Avenue: Incorporates two flat roof dormers, finished in light grey cladding with smooth white painted render, extending over the garage. The



No. 29 Maytree Avenue: Displays a partially flat, barn-hipped dormer with a tile-hung finish, complemented by white painted render.



No. 23 Maytree Avenue: Features a flat roof dormer with tile-hung sides and white painted brick.



No. 26 Maytree Avenue: Showcases a pitched roof dormer with grey cladding on the front and sides, paired with white painted render. It omits original architectural features.



No. 4 Maytree Avenue: Consists of two pitched roof dormers with tile-hung fronts and sides, set against white painted render and a brick base.

This eclectic mix of styles demonstrates how individual properties have been altered while collectively shaping the character of Maytree Avenue. It underscores the street's adaptability and ongoing evolution in meeting residents' modern living needs.

11.0 CONCLUSIONS

11.01 The revised proposal has been carefully crafted to address the concerns raised in the previous planning refusal. By reducing the scale and bulk of the extensions and dormers, and ensuring their design aligns with the original aesthetics of the property, the application demonstrates sensitivity to both the character of the existing dwelling and the surrounding street scene.

The incorporation of clay-hung tiles to blend in with the existing roof tiles, grey PVC windows, pitched/mono pitched roof dormers reflect a commitment to material harmony to the building without creating a box-on-box aesthetic.

This revised design thoughtfully balances modern functionality with respect for the established architectural context of Maytree Avenue. We are confident that the proposal meets the requirements of Policy DM5 of the Worthing Local Plan 2023 and the National Planning Policy Framework, contributing positively to the evolution of the local area while ensuring the property remains in keeping with its surroundings.