



30/04/2026

Design and Access Statement

Property: 10 Beachside Close, Goring-by-Sea, Worthing, West Sussex, BN12 4JQ

Proposal: Loft conversion with rear dormer and additional works to roof including raised ridge height.

1.0 Introduction

This statement accompanies a householder planning application for the conversion of the roof space at 10 Beachside Close into habitable living space. The proposal seeks to create a new master bedroom with en-suite and 2 further children's bedrooms with en-suite.

The proposals will allow enhanced use of the ground floor and high quality bedroom/bathroom space on the new first floor.

History

The property itself has been the subject of previous applications as noted below.

AWDM/1032/17 | Jun 2017 - Remodelling of dwelling including the addition of first floor with rooflights to east and west side elevations and single-storey extension and conservatory to east side elevation. **REFUSED**

AWDM/1376/19 | Aug 2019 - Remodelling involving extensions and alterations to existing bungalow including formation of new first-floor to provide 2-storey, flat-roofed dwelling with south-facing first-floor balcony including privacy screens. **PERMITTED**

2.0 Assessment of Site and Context

- **Site Location:** The site is a detached dwelling situated within Goring-by-Sea, characterised by a variety of property styles and sizes.
- **Existing Building:** The property is currently a bungalow with attic space used as storage.
- **Context:** The surrounding area is residential and set back at the north end of the close, being accessed via a driveway.
- **Views:** The front elevation faces Beachside Close. The rear elevation faces the private rear garden, with limited views from the public domain.

3.0 Design Principles & Proposal

The design has been developed to comply with Worthing Borough Council's local plan policies on residential extensions, specifically focusing on protecting amenity and respecting local character.

- **Amount/Scale:** The conversion involves the re-working of the existing roof design to improve available space for the conversion.

The roof works proposed include a rear dormer, rooflights, a 'barn-end' gable to the eastern elevation and extending the roof over the existing garage.

The proposal would see an increase to the main roof ridge-line of 900mm

- **Layout:** The layout would see 3x new bedrooms, all en-suite, accessed via a new staircase in the existing ground floor hallway.

- **Appearance:**

All materials have been chosen to be sympathetic to the existing house and to enhance the look of the property

- **Height:**

The proposal would see an increase to the main roof ridge-line of 900mm

4.0 Access

- **Vehicle Access:** The proposal does not alter the existing access, parking provision, or driveway.
- **Pedestrian Access:** Access to the house remains via the existing front door.

5.0 Residential Amenity (Impact on Neighbours)

- **Privacy:** The rear dormer window serves the master bedroom and is positioned to overlook the applicant's own garden, ensuring no loss of privacy to the immediate neighbours.

The proposed new window serving bedroom 2 on the east elevation is a significant distance from the nearest dwelling, No15 Alinora Crescent, which sits approx. 26-30m away (see Block Plan)

- **Daylight:** No effect to neighbouring properties

6.0 Sustainability

The conversion will bring the current loftspace into practical family use. It will be constructed to meet current Building Regulations regarding insulation and fire safety, enhancing the energy efficiency of the property.

7.0 Conclusion

The proposed loft conversion has been designed in accordance with local guidelines, appearing as a respectful addition to the dwelling and providing significant aesthetic enhancement.

It provides improved living standards while preserving the character of the property and the amenity of surrounding residents.

The previously granted development scheme has been referenced and this new proposed scheme is considered less impactful and more in context with the surrounding properties and environment, thus considered suitable for permission to be granted.