Design and Access Statement

Proposal:
Demolition of garage
and
addition of single storey
rear extension

Site:
93 Princess Avenue
Worthing
West Sussex
BN12 1AS

Applicant:
Mr J and Mrs R Dolaghan

The Design Component - Amount of Development

Consent is sought for a single storey rear extension.

Appearance

The proposal seeks to adopt materials similar to that of the existing dwelling and as annotated within the submission drawings.

Materials.

Roof: Flat roof felted

Walls: Cement board cladding above dpc and brickwork below

Windows and Doors: White upvc

Massing.

The proposed single storey rear addition continues the scale and appearance of the existing rear extension as evidenced by photographs included within the submission.

Layout

The alterations and extensions to the existing property are to the side, south west, and rear, north west, of the dwelling which is located to the east of the site as part of a semi detached pairing.

The proposed extension will sit, in the main, on the footprint of the former garage, now used as a gym, adjacent to the garage of No 91 to the south west. The proposal has been set 900mm off the south west boundary to create a greater separation, at present some 200mm, and to maintain access to the rear garden.

It is our opinion that the amenity of the adjacent properties are not unduly affected by the proposal and that the massing, given the site topography described, can accommodate the proposal.

The resultant extension and alterations will provide an improved level of accommodation better suited for a maturing family.

Landscaping

Not applicable to this application.

Access & Parking

Parking is unaffected by the application which is available on the existing hardstandings currently used given that the garage cannot accommodate modern cars.

Flood Risk/Drainage

The Environment Agency Flood Risk map identifies that the site is located within Flood Zone 1.

The flood risk assessment confirms that the site is not at significant risk of flooding from tidal or fluvial sources, overland flows, or from groundwater. The finished ground floor level for the development is as existing and has not experienced flooding.

The site is less than 1 hectare, 0.054 Ha, and therefore does not require the submission of a flood risk assessment.

Any additional surface water catchment from the extended roof will be to a new soakaway to building control requirements. Given the minor increase in catchment from that of the existing garage this is unlikely to be required.

The Context Appraisal

93 Princess Avenue forms one half of a semi detached pairing, with 95 Princess Avenue to the north east, and is situated on a stretch of Princess Avenue that is set back from the main Princess Avenue. Refer to location and block plans submitted.

The property is typical of it's time, circa 1970, and enjoys a single storey rear addition constructed circa 1985.

The proposal, as described in detail above, is located to the north west of the site and makes use of an area currently occupied by a detached single storey flat roofed garage.

The proposed extension is sited behind high gates which give security to the side and rear amenity and prevent views of the development from Princess Avenue.

The resultant extension respects the amenity of adjoining owners adjacent to both sides and to the rear of the property with the extensive rear gardens Upton Road/Princess Avenue being some 33 metres distant.

The proposal would, in our view, provide a good standard of accommodation for a local family who wish to remain in the locality whilst providing suitable accommodation for the future as their children mature and require additional space.

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