DESIGN & ACCESS STATEMENT

FOR

Proposed Shared Dormer
47 & 49 Sedbury Road, Sompting, Lancing, West Sussex

Context:
47 & 49 Sedbury Road are chalet bungalows, both of which have had loft conversions within the last 5 years. The loft conversions did not require Planning Consent as they fall within the permitted development rights of the GDPO. The clients (father & son) now wish to build a modest, shared, front elevation dormer providing additional first floor accommodation in both units.

Amount:
The size of the proposed, front elevation dormer has been kept to a minimum, whilst still adding much needed floor area at this level. 3.36 sq.m. additional floor area will be provided in 47 Sedbury Road and 4.24 sq.m. extra floor area in 49 Sedbury Road.

Layout:
47 Sedbury Road: A first floor small bedroom will be added to the existing accommodation.
49 Sedbury Road: First floor, toilet facilities will be added to the existing accommodation.

Scale:
The height of the proposed dormer will be less than 200mm from the ridge. Inside the building the dormer will be at least 100mm from the building line. The width of the new dormer will match other dormers seen on many neighbouring properties. The maximum width of the proposed dormer will be two thirds – three quarters the width of the existing front elevation, in each unit. I am of the opinion that these proportions are in keeping with other approved dormer additions seen in and around Sedbury Road and are comfortable, when viewed from the street scene of these two properties.

Landscaping:
Landscaping will not be altered.

Appearance:
The shared dormer will be set back from the existing, front elevation wall-plates and will be limited in width. The proposed dormer will match other, recent dormer additions seen in Sedbury Road.

Access:
Access into and from these houses will not be altered.

ADUR & WORTHING
SERVICES
AWDM/0597/13
VALID
31 MAY 2013