

DESIGN & ACCESS STATEMENT

Proposed Rear & Side Two-Storey Infill Extension, Loft Conversion with Rear Gable and Side Dormers, and Glazed Link, Side extension to Converted Garage (Office/Gym)

97 Heene Road, Worthing, West Sussex, BN11 4PG

Heene Conservation Area

Client	Sarah Chung & Hardeep Singh
Site Address	97 Heene Road, Worthing, West Sussex, BN11 4PG
Prepared By	Krona Design — Architecture and Interior Design
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1. Introduction

This Design & Access Statement (DAS) has been prepared by Krona Design on behalf of Sarah Chung and Hardeep Singh in support of a householder planning application at 97 Heene Road, Worthing, West Sussex, BN11 4PG. The application seeks consent for a rear two-storey infill extension, a loft conversion incorporating a rear gable and two small side dormers, and a single storey side extension with glazed link connecting the existing dwelling to the existing detached garage, which is to be converted to an office/gym.

The site lies within the Heene Conservation Area, and this statement places particular emphasis on demonstrating that the proposed design responds sensitively to the character and appearance of the conservation area, in accordance with the statutory duty under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant local and national policy.

This statement should be read alongside the submitted drawing package prepared by Krona Design (drawing schedule at Appendix A), which illustrates the existing and proposed layouts, elevations, sections and roof plan.

2. The Site and Surrounding Context

97 Heene Road is a two-storey detached dwelling set within an established residential street within the Heene Conservation Area, Worthing. The existing dwelling has a hipped roof form, painted render and brick elevations to the frontage in mock Tudor style and a mix of single-storey rear projections including an existing kitchen, sun room, utility and dining area. A detached garage sits to the western side of the property, set back from the principal elevation, via a private driveway arrangement typical of the surrounding streetscene. The side and rear elevations are finished in brick.

The surrounding area is characterised by a mix of substantial Edwardian and inter-war detached and semi-detached dwellings, many of which have been sympathetically extended over time. The neighbouring property, 95 Heene Road, sits immediately to the south and is a material consideration in respect of the proposed side and roof works, discussed further at Section 6.

The site is not listed, and the proposal does not affect any listed building or its setting. It is not within an Area of Outstanding Natural Beauty, Site of Special Scientific Interest, or at risk of flooding.

3. Relevant Planning Policy Context

The application will be determined having regard to the statutory development plan, being the Worthing Local Plan 2020–2036 (adopted 28 March 2023), and the National Planning Policy Framework (NPPF). The following policies are considered most relevant to the assessment of this proposal:

- Policy DM5 – Quality of the Built Environment: requires development to respond positively to local context, character and appearance, and to be of a high standard of design.
- Policy DM23 – Strategic Approach to the Historic Environment: sets out the Council’s strategic approach to conserving and enhancing heritage assets, including conservation areas.
- Policy DM24 – The Historic Environment: requires development affecting conservation areas to preserve or enhance their character and appearance, having special regard to scale, form, massing, detailing and materials.
- NPPF Chapter 12 (Achieving well-designed places) and Chapter 16 (Conserving and enhancing the historic environment), which require great weight to be given to the conservation of heritage assets and support high-quality, context-responsive design.

This statement, together with the accompanying drawings, is intended to demonstrate that the proposal accords with the above policy framework.



4. The Proposal

4.1 Amount and Use

The proposal is for residential alterations and extensions to an existing single dwellinghouse (Use Class C3) and does not create an additional dwelling unit or change the residential use of the site. The garage is to be converted to ancillary office/gym accommodation, remaining subordinate to and read as part of the host dwelling.

4.2 Layout

At ground floor, the proposal reconfigures the rear of the property to provide an open-plan kitchen/dining space (approximately 46.4m²), a utility room (approximately 7.9m²) housing a ground-mounted air source heat pump unit and a reconfigured WC/porch arrangement are located to the east and north of the property. The side utility extension is single storey with a mono-pitched roof. A glazed link (approximately 12.8m²) connects the main house via the side extension to the converted garage, which becomes a dedicated office/gym (approximately 11.7m²). Existing internal partitions are removed and upgraded as required to open up the plan, with new glazed doors and an openable picture window introduced to the rear elevation.

At first floor, the existing hipped roof is altered to a hip-to-gable form to the rear facing west. This helps to accommodate a loft conversion, with two small side dormers providing additional headroom and natural light to a new second-floor bedroom suite (approximately 39.2m²) with eaves storage. The first floor retains its existing bedroom layout, with an amended stair and landing arrangement to serve the new second floor.

4.3 Scale and Massing

The two-storey rear/side infill extension is designed to sit comfortably within the existing footprint and building line established by the host dwelling and its existing single-storey rear projections. There are no proposals to extend forward of the principal elevation. The loft conversion is contained largely within the existing roof envelope, with the hip-to-gable alteration and dormers kept modest in scale. The dormers are set away from the eaves and have small well designed pitched roofs in keeping with the area and consistent with typical roof-space extensions in the area. The glazed link to the garage is a single-storey, lightweight element that reads clearly as a

subordinate connecting piece rather than as a continuation of the main house form, helping to preserve the legibility of the original house and garage as separate volumes.

4.4 Appearance and Materials

External materials are proposed to match and complement the existing dwelling, with facing brickwork and roof tiles selected to align with the prevailing palette of the conservation area. A soldier course brick detail is proposed over new door and window openings, reflecting traditional detailing found on the host property and neighbouring dwellings. The glazed link and glazed roof over and inset gutter detail, chosen to minimise visual bulk and to read as a modest, high-quality contemporary insertion rather than a pastiche extension. Glazed bi-fold and glazed doors to the rear are set within the extension and are not visible from the public realm of Heene Road, limiting any impact on the street scene.



4.5 Landscaping

The proposal does not materially alter existing landscaping or boundary treatments. No alterations will be made to the parking arrangements. The ASHP will meet specific criteria on unit limits, noise compliance under the MCS Certified standards,

5. Heritage and Conservation Area Assessment

The application site falls within the Heene Conservation Area, and the Council is required to pay special attention to the desirability of preserving or enhancing its character and appearance when considering this application, in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy DM24, and NPPF Chapter 16.

The design approach has been led by a careful appraisal of the host dwelling and its immediate context. Rather than a large, uniform rear extension, the proposal is deliberately broken down into distinct, legible elements — the two-storey rear/side infill, the lightweight glazed link, and the converted garage — echoing the traditional pattern of incremental additions found elsewhere in the conservation area. This composition avoids a single

dominant new mass and allows the original form of the host dwelling to remain read as the primary building on the plot.

The hip-to-gable roof alteration and two side dormers have been kept deliberately modest in scale and within the original building envelope, set below the ridge line and inset from the eaves, so that the roof continues to read as a subordinate, traditionally-proportioned element rather than a dominant new form. The glazed link will be of high quality design and consistent with the type of glazing the Council typically supports within conservation areas, and materials throughout have been selected to match the existing palette of brick, render and tile rather than introducing contrasting or discordant materials.

On this basis, it is considered that the proposal preserves the character and appearance of the Heene Conservation Area and causes no harm to its significance, in accordance with Policies DM23 and DM24 and the statutory duty under the 1990 Act.

6. Impact on Neighbouring Amenity

Careful consideration has been given to the amenity of the adjoining property, 95 Heene Road, particularly in respect of daylight, sunlight and outlook to its first-floor window facing the application site. As shown on the submitted first-floor plan, a 45-degree assessment line has been taken from the centre of the neighbouring first-floor window to test the proposed roof and dormer works against established daylight/sunlight guidance (commonly applied by planning authorities, including the 45-degree code).

The proposed side dormers and hip-to-gable roof alteration have been positioned and sized so that they do not dominate the roof and create an overbearing element to the neighbour meaning the proposal is not considered to result in a material loss of light or outlook to the neighbouring window. The two-storey rear/side infill extension is similarly set away from the shared boundary with 95 Heene Road and does not project forward of it, limiting any sense of enclosure or overshadowing and is within the 45 degree 'right to light' line.

No new first-floor or second-floor windows to habitable rooms are proposed in the flank elevation facing 95 Heene Road that would give rise to overlooking, and the single storey side extension and glazed link are single storey so not not dominate the boundary line to the north. On this basis, the proposal is considered to accord with the amenity protection objectives of Policy DM5 and to have no unacceptable impact on the living conditions of the occupiers of neighbouring properties.

7. Access

The proposal does not alter the existing means of pedestrian or vehicular access to the site from Heene Road. The existing parking arrangement is retained, and the conversion of the garage to office/gym use does not result in the loss of any on-site parking provision beyond what already exists, nor does it introduce an additional dwelling requiring separate access or parking provision.

Internally, the ground floor layout has been designed with an open, accessible plan, and existing level thresholds are retained where practicable. As a like-for-like residential use with no change in the number of dwellings, the proposal raises no additional issues in respect of access for the purposes of this statement.

8. Sustainability

The proposal incorporates a number of sustainability measures appropriate to a householder extension, including the installation of a ground-mounted air source heat pump within the utility area, upgraded insulation and glazing standards to the new extension and converted garage in accordance with current Building Regulations, and the

retention and re-use of the existing garage structure rather than demolition and rebuild, minimising embodied carbon.

9. Conclusion

This Design & Access Statement demonstrates that the proposed rear and side two-storey infill extension, loft conversion with rear gable and side dormers, and side extension/glazed link to a converted garage office/gym at 97 Heene Road has been carefully designed to respond to its context within the Heene Conservation Area. The proposal is modest in scale, uses a legible composition of distinct elements, employs sympathetic materials and detailing, and has been specifically tested against neighbouring amenity to ensure no material impact on the daylight, sunlight or outlook of 95 Heene Road.

The proposal is considered to preserve the character and appearance of the Heene Conservation Area, to accord with Policies DM5, DM23 and DM24 of the Worthing Local Plan 2020–2036 and the relevant provisions of the NPPF, and is respectfully commended to the Council for approval.

Appendix A: Drawing Schedule

Drawing No.	Title	Scale
A.100	Existing Plans (Ground, First Floor, Roof Plan)	1:100 @ A2
A.101 Rev D	Proposed Ground Floor	1:50 @ A2
A.102 Rev C	Proposed Plans (First & Second Floor)	1:100 @ A2
A.103 Rev B	Proposed Roof Plan	1:100 @ A2
A.200	Existing Elevations	1:100 @ A2
A.201 Rev C	Proposed Elevations	1:100 @ A2
A.301 Rev C	Proposed Sections (A–E)	1:100 @ A2

Note: this statement has been prepared from the drawing package listed above. Krona Design should confirm final wording against the specific application form, any pre-application advice received from Adur & Worthing Councils, and any site-specific matters (e.g. tree protection, drainage) not shown on the drawings before submission.