37 Hurst Avenue
Worthing
BN11 5NZ

Planning Statement + Design and Access Statement
Jan 2024

Introduction

This Planning Statement + Design & Access Statement accompanies the application for full planning permission for the proposed works at 37 Hurst Avenue, BN11 5NZ.

The statement aims to show that the proposed alterations are an appropriate development for this site and that they are compatible with the scale and nature of development in the area. In addition, the proposed changes aim to improve the character and appearance of the area.

The approach to our design is driven by the desire to provide exemplary natural light, connection to outside space and improved circulation. For the avoidance of doubt this statement also addresses the requirements of a design and access statement.

History and Character

37 Hurst Avenue is a one storey 1930's maisonette that sits within a block of four purpose built apartments, No.33-39. It is on the western side of Hurst Avenue at the northern end of the street. The main entrance to the property is situated on the front elevation at ground floor level. The properties that make up Hurst Avenue have a mixture of finishes from white render to red brick on the front elevation.

The apartment block containing No.37 was built in 1937 and consists of a white render finish on all elevations, traditional bay windows to the front and the rear, white and black coloured windows with a terracotta tiled roof above the first floor maisonettes, No.39 and 35.
No.37 benefits from a front and a rear garden and is flanked by a pebble driveway and private garages to the north.

To the rear of the property is an existing rear addition approved by Worthing council and built in 1993. The extension is formed of White UPVC cladding and clear and opaque glazing. It is in poor repair and is at the end of its lifespan. Due to the large area of glazing and orientation, the space currently gets extremely hot in the summer and cold in the winter, effectively rendering it unusable.

The property is not listed or in a conservation area. The site is not within a flood risk area.

Surrounding Extensions
There are a number of glazed and/or brick rear extensions along Hurst Avenue including No.33, 16, 17, 21 and 23 Hurst Avenue. These have varying designs, heights and forms.

Property Improvements
The existing internal layout provides 2 bedrooms and 1 bathroom; our clients love the area and are part of the local community, they require more living space for their growing family. The applicant would like to work with the council on this application towards a positive outcome.

The Proposal
Access
Access to 37 Hurst Avenue will remain through the front door on the front elevation.

Ground Floor
It is proposed to demolish the existing rear addition as it is poor quality and not fit for occupation. A single storey extension is proposed to the rear of the property, in the same location as the existing rear addition. It will be built with a white render finish to match the existing building facade.

The proposed extension projects from the rear elevation to the line of the existing approved extension, and to the south is set back from the boundary to No.33 in a similar fashion to the existing rear addition. The extension is not visible from the street and has a flat roof as per the design diagram on page 5 of the Worthing Extensions SPD document. The flat roof ensures good internal ceiling heights of 2.39m. The size and shape of the extension ensures the existing apartment block remains the dominant feature.

A low profile skylight is proposed on the roof to allow light deep plan and the roofing material will be grey roofing felt. An opaque glazed UPVC window is proposed on the west elevation, reducing the levels of glazing facing the property to the west. As it is opaque there will be no overlooking to the west, but the window will allow natural cross ventilation for the extension.
A glazed door and window to the north elevation of the extension is proposed in UPVC. This reduces the area of glazing facing the private garages between No.33 and No.41 Hurst Avenue.
A PVCU downpipe is proposed on the north elevation. The extension will be capped with a grey aluminum capping.

Planning Considerations
The following planning policies have been referred to while developing the proposals:

- National Planning Policy Framework
- Worthing Local Plan
- Worthing Supplementary Planning Guidance: Extending or altering your home

The design meets the following Worthing extensions SPD general design principles:
i. The size and shape of the extension is appropriate for this site.
Ii. The materials used match the existing material on site.
iii. The design positioning of windows and doors ensure no overlooking to neighbours.
iv. The proposals will have no adverse effect on the privacy of neighbours and the light reaching their property.
V. The extension is not visible from the street.

Consultation
The applicant has opened a dialogue with neighbouring residents regarding the proposed works prior to the submission of a formal planning application.

Sustainability
The property will comply with building regulations part L and where possible will surpass these requirements. The property will be well insulated, all new windows will be double glazed. The proposals will use low energy LED lighting and will have flexible layouts, allowing the house to be adaptable to the needs of its users.

Conclusion
The applicant would like to work with the council on this application towards a positive outcome. They are happy to discuss the details of the application with the case officer should they have any further questions, need any adjustments or additional information. The proposals seek to improve the living conditions for this property and make better use of the rear extension. The proposals will positively contribute to the character of the original building through careful design consideration and will not have a detrimental effect on the amenities of surrounding properties. The proposals look to create a high quality home for the applicant through a considered and respectful extension.