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BOROUGH OF WORTHING
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Design & Access Statement to accompany
Planning application for the redevelopment of

Land to the side of
21 Raglan Avenue
Worthing
West Sussex
BN13 2AW

Proposal for a new dwelling on land to the side of the existing property.

Roberts & Wrigley Associates
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Context / Use.

The site currently consists of an end of semi detached property that has been extended and is set on a large plot. The main house is two storeys with a single storey garage and annexe to the side. The material finishes of the new property were designed to echo that of the adjacent properties in Raglan Avenue. None of the well established trees on the site will be affected by the proposal. The development will meet or exceed Code for Sustainable Homes Level 3.

Amount.

The proposal is to remove the existing garage and annexe & add a new dwelling on to the side of the existing property.

Scale.

The proposed new property is to be a copy of the existing, so it appears in keeping. The layout of the proposed dwelling has derived from the requirement to maintain the local pattern of development.

Appearance.

The design of the proposed dwelling will mirror the existing dwelling in terms of proportions, materials & finishes. The design features are indicative of the proposed local area and it is considered that the proposed dwelling is well designed and proportioned and will result in enhancement to the appearance of the street scene.

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Landscaping.

At present the land to the front of the property is concrete hard standing. It is proposed to use the existing crossover & off road parking. Both rear gardens will be laid to lawn, with all shrubs/trees retained.

Location/ Access.

The existing dwelling will have off street parking and it is proposed to use the same access from Raglan Avenue for the new dwelling. The new and existing dwelling will have cycle storage.

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