

Design and Access Statement

Date: 11/02/2026

Site Address: The Haven, Church Lane, Sompting, West Sussex, BN15 0BA

Proposal: Proposed single-storey rear extension

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for a proposed single-storey rear extension at The Haven, Church Lane, Sompting. The property lies within the Sompting Conservation Area, and the statement demonstrates that the proposal preserves the character and appearance of the Conservation Area while meeting the functional needs of the occupiers.

2. Site and Surroundings

The Haven is a detached residential dwelling located on Church Lane, Sompting. The surrounding area is characterised by low-density residential development, traditional building forms, and mature landscaping, which contribute positively to the established character of the Conservation Area. The principal elevations visible from Church Lane are unaffected by the proposal.

3. The Existing Building

The existing dwelling is of traditional form and scale with a pitched roof. The ground floor is finished in facing brickwork, with tile-hung elevations at first floor level, reflecting local vernacular character within the Conservation Area. A rear conservatory of limited architectural quality currently occupies the rear elevation and does not positively contribute to the character of the dwelling.

4. The Proposed Development

The proposal comprises a modest single-storey rear extension replacing the existing conservatory. It provides an improved kitchen and dining area while remaining subordinate to the host dwelling in scale and form.

5. Design and Materials

The extension has been designed to reflect the proportions and appearance of the existing dwelling. External materials will match or closely complement the host building, including facing brickwork to the ground floor, roof tiles to match the existing dwelling, and fenestration designed to be sympathetic in scale and appearance.

6. Impact on the Conservation Area

The development is located to the rear of the property and will not be visible from public viewpoints. Its scale, materials, and design ensure the character and appearance of the Sompting Conservation Area are preserved.

7. Residential Amenity

The single-storey nature and positioning of the extension ensure no unacceptable impact on neighbouring properties in terms of overlooking, loss of light, or overbearing effect.

8. Access

No changes are proposed to existing vehicular or pedestrian access. Level access within the ground floor is maintained.

9. Conclusion

The proposed development represents a sympathetic and well-considered addition that preserves the character of the Conservation Area and enhances the functionality of the dwelling.