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2 MILLCROFT AVENUE, SOUTHWICK, BRIGHTON BN42 4RU

DESIGN AND ACCESS STATEMENT



Front view



Rear View



Side view onto Downland Avenue

1. TYPE OF PLANNING APPLICATION

2 Millcroft Avenue is a semi detached bungalow situated on the corner plot Millcroft Avenue and Downland Avenue. The property type in these streets are mostly bungalows with an L shaped plan, though 2 Millcroft Avenue has no outrigger. Many of the properties have extended into the roof space giving a 1st floor. The adjacent property 4 Millcroft Avenue has extended both to the side with a garage and into the roof space giving this house a much wider footprint.
2 Millcroft Avenue faces two roads and is therefore more exposed than most properties. The style of house differs from the surrounding plots too.

Our client seeks to widen the footprint of the property on the ground floor by extending to the side, at ground floor level by one metre towards Downland Road. This would allow much better internal room dimensions – a larger bedroom and bathroom.

The property is Located in the Hillside ward, which is in the constituency of East Worthing and Shoreham, the local authority being Adur. The property is not listed and it is not in a Conservation Area. The application is for Full Planning Permission.

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2. SUMMARY OF THE PROPOSALS

1m deep single storey side extension – full length of property.

3. PLANNING HISTORY

The Semi-detached property of 2 Millcroft Avenue may have been constructed in the seventies. There is no planning history related to number 2 Millcroft Avenue.

4. CONSULTATION

We have consulted with Adur and Worthing council prior to this application for Pre-app advice ref : PREAPP/0164/23. We had a response from Hannah Barker, senior planning officer in an email dated 15/01/24 – "as long as this building line is not crossed then a matching extension could be permitted". She previously stated her concern, which in summary stated that the street frontage line along Downland Avenue be maintained and the character and pattern of existing development be consistent.

Of significance there are a number of corner plot in the area, that have extended to the side such as the corner of Downland Avenue and Upper Kingston Lane. Here the extensions have been permitted to extend beyond the building line along Upper Kingston Lane.

5. USE

The house will be retained as a single private ownership dwelling.

6. LAYOUT and SCALE

Taking on board the planning advise, and looking closely at the OS map and aerial view of the site, the property of 2 Millcroft Avenue does not align with the street frontage properties along Downland Avenue. If you see below there is about a 1 metre set back to this property. Therefore we proposed to bring the single storey extension out by 1m to align this property with its adjacent neighbours along Downland Avenue.



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If you note the street frontage view taken from Google earth, there is a pattern of projecting pitched roofs at 1st floor height to the houses along Downland Avenue. The proposal for 2 Millcroft Avenue would be consistent in style with this typology and make the side elevation of this property more consistent with the neighbouring properties along this street frontage.



Image as existing with 2 millcroft avenue outlined in red



Image as proposed showing 2 millcroft avenue with similar projecting roof along Downland avenue

7. APPEARANCE/ MATERIALS:

The extension will be in brick and / or render with a tiled roof to be consistent both with the main house and the adjacent properties.

8. ACCESS AND SUSTAINABILITY:

The proposals improve the access standards of the house, enabling for a larger and accessible bathroom and bedroom for non-ambulant visitors.

The client intends to improve the thermal performance of the new structure and existing – adding insulation to the walls, floor and roof which will enhances the energy performance of the existing house.

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View looking along Downland Avenue showing the property currently set back from the neighbour



Houses adjacent to 2 Millcroft Avenue looking west along Downland Avenue



Houses adjacent to 2 Millcroft Avenue looking east along Downland Avenue

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9. DRAWINGS ACCOMPANYING THIS STATEMENT

Existing:

001	Site plan	1:1250
002	Location plan	1:500
101	Existing Roof plan	1:100
102	Existing Ground floor plan	1:50
103	Existing Loft floor plan	1:50
104	Existing West Elevation	1:50
105	Existing South Elevation	1:50
106	Existing East Elevation	1:50
107	Existing Section AA and Section BB	1:50
108	Existing Section CC	1:50

Proposed:

200	Proosed Location plan	1:500
201	Proposed Roof plan	1:100
202	Proposed Ground floor plan	1:50
203	Proposed Loft floor plan	1:50
204	Proposed West Elevation	1:50
205	Proposed South Elevation	1:50
206	Proposed East Elevation	1:50
207	Proposed Section A”A”	1:50

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