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Design & Access Statement

#4 Aster Vale, Worthing

West Sussex, BN13 3FT

Revision 00



1.0 Introduction

1.1

SB Architectural Design has been instructed by the applicants of #4 Aster Vale, Worthing to prepare a householder planning application to Worthing Borough Council. This document accompanies a planning submission that follows the previously approved applications AWDM/1199/24 and AWDM/0400/23.

1.2

Permission is now sought for a modest rear false-hipped dormer to replace the three roof-lights and supersede the approved gable dormer.

1.3

Key parameters include a width of 3.6 m; a projection of 1.6 m; dormer cheeks set 1.0 m from each flank; a soffit 1.1 m above eaves; a roof line 1.2 m below the ridge; and an added volume of approximately 7.7 m^3.

1.4

The following documents should be read in conjunction with this statement:

> *Application Forms; Location Plan; Proposed Site Block Plan; Existing and Proposed Plans; Existing and Proposed Elevations.*

1.5

The Statement has been prepared in accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2015, the NPPF (2023) and Planning Practice Guidance.



Above: Neighbouring properties along Aster Vale.

2.0 Site Context

2.1

The property is located on Aster Vale in West Durrington, running to Celandine Rd at its northern end, and Daisy Rd at its southern end.

2.2

The property forms the end property of a small terrace of houses; the surrounding area consists of residential properties of two to three storeys height.

2.3

The site is not within a conservation area. The materials and architectural style of the property are typical of the surrounding area. The area is characterised by buildings of brickwork, plain clay or slate tiled roofing and lead finished dormers.

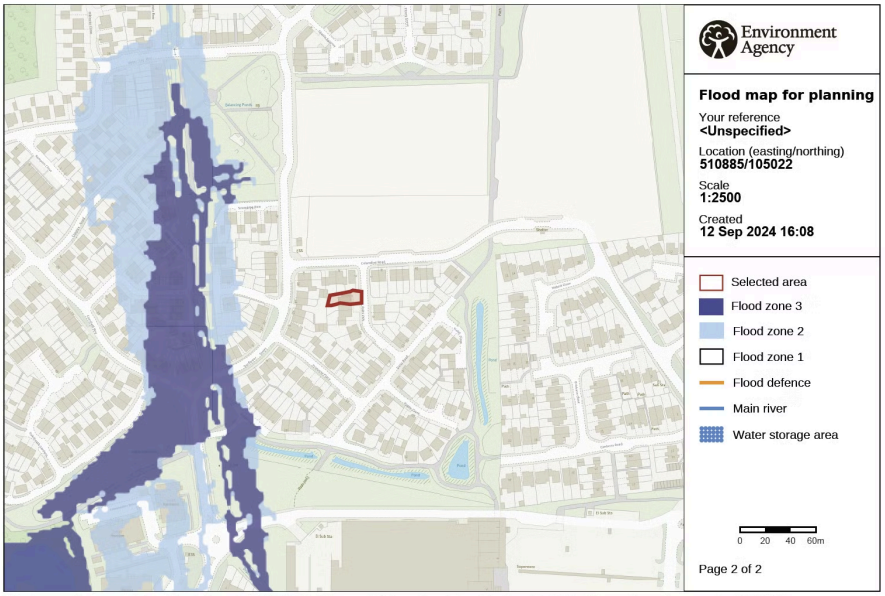
2.4

Recent planning history includes:

- AWDM/0582/22,– REFUSED: The rear dormer was judged over-scaled and visually discordant.
- AWDM/0400/23 – APPROVED: front gable dormer & rooflights (now built) + rear rooflights (now built).
- AWDM/1199/24 – APPROVED: Proposed new rear gable dormer (west) replacing existing triple rooflight (not built).

2.5

A desktop study of flood risk has been undertaken. The application site is situated within a Flood Zone 1 and therefore at no significant risk of flooding. No further action is considered necessary.



Above: Flood risk assessment (environment agency)

3.0 Use, Amount & Scale

3.1 The existing & proposed use of the property is: **C3 - Dwellinghouse**.

3.2 The existing GIA of the property is **134m2** and proposed is **137m2**.

3.3

The proposed development is of a sympathetic scale and massing to the surrounding context, the development keeps a reduced mass, located at the rear, and as such, is largely obscured from the street. The property contains a large rear garden, the scale of the proposals as such are proportionate to the space available from the rear:

- Width 3.6 m, depth 1.6 m, with roof hipped back at 37° angle.
- The proposal exceeds the minimum standards for good dormer design, including cheeks set back more than 1m from the flanks, cheeks more than 0.5 m above eaves, and the top of the dormer more than 1 m below the ridge.
- The approximate volume of the proposed structure is 7.7m³—well within guidelines of 40 m³ given by PD for a terraced dwelling.

3.4 Comparison with 2022 Refusal (AWDM/0582/22) and Existing Consent (AWDM/1199/24)

This application builds upon the design principles and scale approved in the 2024 rear dormer (AWDM/1199/24) and directly responds to feedback from officers and the Planning Inspectorate. It addresses the concerns raised in the 2022 refusal by avoiding full-width bulk and overbearing mass. The current proposal modestly increases the dormer's size but retains a subordinate, visually integrated design, respecting local character.

Key refinements include:

- A hipped roof form that reduces massing and integrates with the existing roof.
- Improved material palette, including lead-clad cheeks and roof tiles.
- Significant setbacks from the ridge (1.2 m) and eaves (1.1 m), ensuring subordination to the main roof.

The revised scheme aligns with the Council's adopted SPD and Worthing Local Plan Policies SP2, DM1, and DM5. It represents a well-considered evolution that avoids the errors of the 2022 proposal and uses the 2024 approval as a benchmark.

4.0 Proposals (Design, Appearance, Layout)

4.1 Design

The proposed design is a shallow-depth dormer with false-hipped cheeks and a concealed flat roof. The reduced massing and pitched returns soften the form compared to the refused 2022 scheme, presenting a much lighter silhouette.This reduction in size ensures the dormer is far less intrusive and does not dominate the rear elevation. As shown below, the existing velux windows are visible only from a limited vantage point, with nearby properties having front dormers visible from the same perspective.



Above: The property and its triple roof light configuration (far left), as seen from Sunflower Street.

4.3 Materials

- Dormer Cheeks: Lead cladding to match the estate's existing dormers.
- Hip slopes: Matching plain clay tiles.

- Flat roof: Single-ply membrane (dark grey) hidden behind tile kerb.
- Windows: White-uPVC casements with Georgian bars.

4.4 Layout

Internally the dormer delivers improved circulation by increasing usable footprint to the master bedroom.

4.5 Neighbour Amenity

The design minimises impact on neighbouring properties through:

- Shallow dormer depth and hipped roof design, which reduce perceived massing.
- Cheeks set 1.0 m from flanks, pulling the dormer away from neighbouring boundaries.
- Maintaining existing sightlines into rear gardens, ensuring no significant increase in overlooking.

These measures ensure the proposal respects neighbouring privacy and avoids overbearing effects, in line with Policy DM1.

5.0 Planning Policy Compliance

The proposal aligns with the strategic aims and policies of the Worthing Local Plan 2023:

- Policy SP2 – Spatial Strategy: Efficient use of roof space increases habitable areas without altering the building footprint, supporting sustainable development goals.
- Policy DM1 – Design, Character, and Amenity: The dormer's reduced width, hipped returns, and lower profile address concerns of bulk and overbearing form, preserving neighbour amenity and local character.
- Policy DM5 – Residential Accommodation: The dormer improves upper-storey functionality while meeting Building Regulations for natural light, headroom, and egress.
- NPPF 2023 – Section 12: The design integrates with local character, optimises functionality, and intensifies the existing building envelope.

- SPD (2013): The dormer complies with dimensional guidelines, maintaining subordination and softening its visual impact through a false-hipped form.

  Overall, the proposal is demonstrably policy-compliant and reflects good architectural practice in terms of scale, massing, detailing, materials and amenity impact.

6.0 Landscaping

No alterations/improvements to access are proposed. Rainwater will connect to existing RW goods.

7.0 Sustainability

The works retain the existing roof structure, thereby conserving embodied carbon. The proposed development will be designed and specified to meet or better current Building Regulations. The construction will use locally sourced materials, with waste being recycled or disposed of responsibly.

8.0 Access

Pedestrian and vehicular access remain unchanged; the proposal has no implications for parking or road safety.

9.0 Summary

The proposed rear false-hipped dormer is a refined and policy-compliant evolution of earlier schemes. It addresses previous concerns, respects neighbour amenity, and integrates seamlessly with the existing roofscape. The proposal aligns with the Worthing Local Plan 2023 and supplementary planning guidance, representing a sustainable and well-considered development. We respectfully request that the Local Planning Authority grants planning permission.