53 Hillside Avenue Worthing BN14 9QS

Design Statement

Proposal, Site, and Surroundings:

This proposal is for a two-storey house on Hillside Avenue, a residential area in Worthing. The existing house is small and located closer to the northern edge of the property, leaving a gap in excess of 5 metres on the southern side. There's also a detached garage in front of the house. The house has both a deep front and rear garden.

Hillside Avenue is a private road with grassy front gardens next to the road. The street has a mix of different types of houses, like bungalows and two-storey houses. The house at No. 51 (north of this house) is a much larger two-storey house, and No. 55 (to the south) is a bungalow that has been expanded into the attic.

The house in question is modest (small and simple), with a pyramid-shaped roof and brick walls. It is deeper (longer) than it is wide. The front door is on the side of the house (south side). It's also located near a bend in the road.

This house is not in a conservation area (so it doesn't have special protections), and it is not a listed building (not historically protected). However, there are some protected trees behind the property.

What is Being Proposed?

In 2016 and 2019, the previous homeowners got permission to add a two-storey extension to the side of the house and a single-storey extension to the back. The current proposal also plans a two storey extension and a single storey rear extension As previously approved – the proposed design moves the front door to the west side (the front) and add a bay window (a window that sticks out from the house) to the front together with a bay and porch to the garage which is located to the front RHS. The new side windows would be obscurely glazed (frosted glass for privacy) and non-opening at the first-floor level.

The proposal also includes to remove the garage and replace part of the front lawn with gravel for 2-3 parking spaces.

Site History:

There were earlier applications in 2016, including:

- A two-storey side extension and a granny annexe in the rear garden (both withdrawn in May 2016).
- The revised plan (what's being considered now) was approved in September 2016 and renewed in 2019

Planning Assessment:

There haven't been any major changes to the property or its surroundings since the original approval in 2016. The extensions are still far enough away from the neighbouring houses (No. 51 and No. 55) to avoid causing problems like blocking sunlight. See elevation that shows the cat slide design to maintain light

The obscure glazed windows on the south side will remain frosted and non-opening below 1.7 meters, to maintain privacy. The design of the extension is seen as an improvement and won't look out of place on the street. It's also spaced well enough from the boundaries, so the house doesn't look cramped.