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BOROUGH OF WORTHING

DEPOSITED 14/8/09

TP. REF. No.

WB/ 09/0710/FUL

Design and Access Statement

35 Franklin Road, Worthing, BN13 2PG

Flat Conversion

WORTHING BOROUGH COUNCIL

- 6 OCT 2009

CONSENT GRANTED
SUBJECT TO CONDITIONS

1.00 Introduction

1.01 This Design and Access Statement [DAS] supports a planning application for the conversion of 35 Franklin Road, Worthing into three self-contained flats (two 2-bedroom and one 1-bedroom units) including two single storey side and rear extensions.

1.02 This DAS has been written in-line with the requirements of DCLG Circular 01/2006,

1.03 This statement must be read in conjunction with all relevant drawings.

2.00 Use

2.01 The present use of this property is a 4-bedroom family dwelling house.

2.02 The proposal is to convert the house into two small family 2-bedroom flats and one 1-bedroom flat.

3.00 Amount

3.01 The overall plot / site area including the front and rear gardens is 323m^2.

3.02 The total floor area of the existing house is 123m^2.

3.03 The floor areas of the proposed 2-bedroom flats are:

Flat 1 (1-bed) – 28.2m^2

Flat 2 (2-bed) – 58m^2

Flat 3 (2-bed) – 44.5m^2

4.00 Layout

4.01 The flats are arranged to provide open living, dining and kitchen areas. All bedrooms are of a reasonable size and are directly accessible from halls / landings. Bedroom 1 in flat 2 has the benefit of an en-suite shower room.

4.02 With the exception of all the bathrooms, all rooms have benefit of natural daylight. All windows generally face private amenity areas.

4.03 The first floor kitchen located above bedroom 1 of the ground floor flat is considered satisfactory because of the high level of sound insulation required by the current Building Regulations

4.04 Two off-road parking bays will be provided at the front of the building.

5.00 Scale

5.01 The existing house is three storeys including an existing room-in-the roof. Both proposed extensions will be single storey with pitched roofs.

6.00 Landscaping

6.01 The front and side of the property will be hard landscaped with some soft landscaping at the front only to provide spaces for two vehicles, front path to flats 1 and 2, and a side path to flat 3.

6.02 The existing west-facing rear garden will be solely used by the residents of flat 3.

6.03 A new 2.000m high timber closed boarded fence will be erected just inside the existing brick wall to the southern boundary.

6.04 Refuse / recycling and covered cycle storage areas will be provided as indicated on the site plan.

7.00 Appearance

7.01 The proposed extensions have been designed in-line with the existing house and the surrounding environment with painted rendered walls, pitched roofs and window fenestrations to match the existing as closely as possible.

7.02 All external finishes shall match the existing as closely as possible.

8.00 Access

8.01 The existing front path serving flat 3 is unaffected.

8.02 A new level side footpath will be created on the south side to provide access to flat 3

8.03 The existing front hardstanding will be extended to provide off-road parking for two vehicles.