DESIGN AND ACCESS STATEMENT
FOR
81 HEENE ROAD, WORTHING, WEST SUSSEX
PROPOSALS FOR SINGLE STOREY SIDE AND REAR EXTENSIONS

1. Use

The existing property is in a predominantly residential area to the southern end of Heene Road directly opposite Shelley Road, with a variety of house types on the streetscene and mixes including a block of flats immediately to the south of the site. No. 81 is half of pair semi-detached houses which has previously been extended on a number of occasions to the side and rear elevations.

2. Amount

The amount of increase of the floor area is nominal in respect of the house and plot foot print size. Both extensions will infill recesses currently created by the existing arrangement.

3. Layout

The rear extension will enable a through-room to be created by removal of the existing external dividing wall to make one larger room. The front extension will enable a small garage to be maintained at the front of the property whilst enabling part of the existing dining room to be extended into the new extension. The layout of the property will not be altered otherwise.

4. Scale

The size of the overall plot is substantial and both proposed extensions will be considered totally in proportion to the main property.

5. Landscaping

Not applicable due to the nature of the proposal.

6. Appearance

The property is very much in its original condition of being a typical Victorian dwelling house albeit has been extended. There is a large two storey side extension which has previously been added to the property. The choice of materials and design styles have been chose to be as sympathetic to the existing property as closely as possible.

7. Access

To the front of the property is a large car parking turning area. This will give ample access to the garage proposal.
The front and rear access points will be unchanged.

I commend the merit of this application to the local planning authority.