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Design and Access Statement

Addition of New Dwelling to The Side Of 12, Galsworthy Rd, Goring-By-Sea, West Sussex

WORTHING BOROUGH COUNCIL
07 SEP 2010
CONSENT REFUSED

General

This application relates to an additional dwelling attached to the side of 12 Galsworthy Road, Goring By Sea to the west of Worthing's town centre.

The building, which is two storeys, will provide an additional 3 bedroom house on the site. The existing 3 bedroom house will not be materially affected by this current proposal.

Amount of development

It is considered that the proposal is a modest form of development that would not be harmful to the area nor unacceptably intensify the use of the site. It will make the best use of land by providing a much needed good quality housing units within the established built up area.

Layout

The accommodation would be self contained and efficiently laid out within the constraints of the proposed building. Sound proofing and fire protection would be provided for the unit, particularly at the junction with the existing property (12 Galsworthy Road). The frontage of the site will be laid out to provide pedestrian access.
There will be a provision for secure cycle storage and waste bin storage for both dwellings

Scale

The existing building is two storeys and the proposed additional dwelling would match this scale.

Landscaping

The majority of the existing front area at the site is landscaped. The scope for landscaping in such a built up environment is limited, but it is proposed to provide some planting. The rear garden is currently laid to lawn, the proposal is to retain this and provide a separating fence as shown.

Appearance

The existing building is of traditional design finished externally with tile hanging on the upper elevation and UPVC cladding below and a pitched tiled roof. A sensitive addition is envisaged to closely match the style, form and

materials of the existing structure. It is intended that all new windows and doors will match the existing in appearance.

Use

It is considered that the proposed new dwelling will fit in well with the surrounding buildings. It will not be out of place in this locality which consists predominantly of residential properties of similar type, size, character and design.

Access

Access to the existing dwelling is via a pedestrian walkway to the front of the property, this will remain as the means of access to the existing dwelling and the proposed dwelling.

There is a separate garage in a nearby compound that will provide parking for one of the dwellings.

It is not considered that the creation of the new dwelling in this location will materially affect traffic calling to or from the site or add to on-street parking in the locality.

The site is in a very sustainable location from a public transport and amenities point of view. A secure cycle store is also proposed to serve the dwelling which will encourage and provide for a non-car mode of transport to and from the site. The site has good pedestrian and cycle links to the town centre and there is public transport available nearby serving other areas of the town and beyond.

Appraisal of context

The proposal does not conflict with any of the saved policies of the Worthing Local Plan and is generally in accordance with all Development Plan policies. The proposal makes the best use of land by providing a much needed good quality housing unit within the built up area of the town. By making the best use of an available site for housing, the proposal is in accordance with Government Guidance, particularly that contained in PPS3: Housing.

The immediately surrounding area is predominantly residential. Houses, bungalows and smaller units of residential accommodation are commonplace.

The property is in a very sustainable location within the built up area of the town. It is a modest form of development that will blend in well in the area and will not cause harm to the existing environment.

Sustainability

The proposed development should facilitate the efficient use of resources, during construction and in use. Therefore it is proposed that the new development should attain Code for Sustainable Homes, Level 3.

June 2010