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Design & Access Statement

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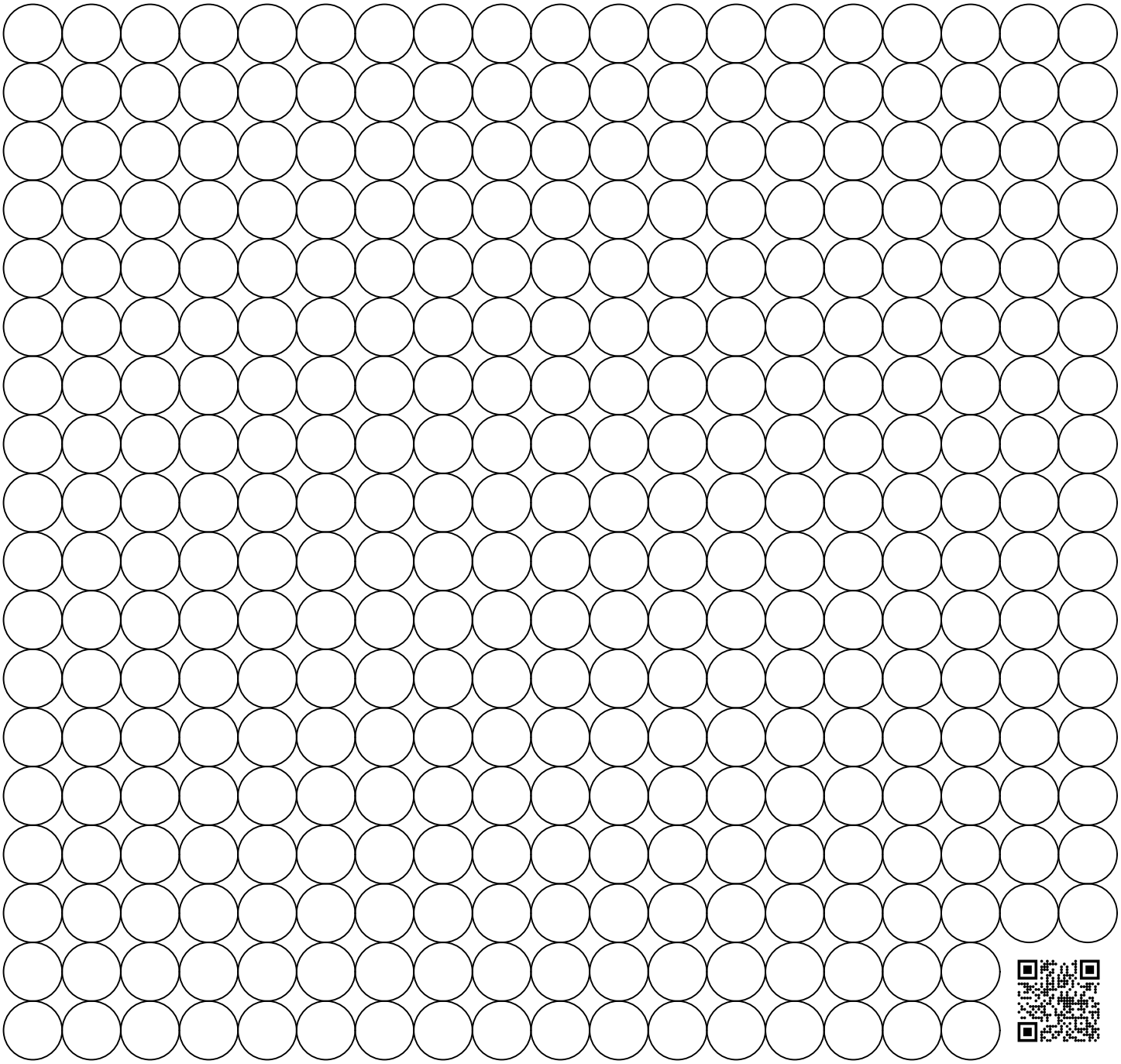


Design & Access Statement

Project Name:	54 Maytree Avenue	**Issued by:**	Harp & Bright
Address:	54 Maytree Avenue Findon, West Sussex, BN14 0HL	**Address:**	64 Byron Street, Hove, BN3 5BB
Reference:	1110	**Employer:**	Mr & Mrs Willmor
		Address:	54 Maytree Avenue Findon, West Sussex, BN14 0HL
Date of Issue:	4th June 2025		
Revision:	…		

Introduction

This Design and Access Statement has been prepared to accompany the householder planning application for the proposed development at 54 Maytree Avenue, Findon, Worthing, West Sussex, BN14 0HL. The property is a two-storey detached dwelling located in a well-established residential area characterised by similar suburban homes, many of which have been extended or altered over time to meet evolving family needs.

The application seeks approval for a series of modest extensions and alterations, including a single storey rear extension, a front extension incorporating a new porch, fenestration amendments, the conversion of the existing garage to a habitable room, and the installation of a roof light to the front elevation. These changes are designed to modernise and improve the functionality, comfort, and appearance of the dwelling for the current occupants, while remaining sensitive to the existing building form and its setting within the street scene.

The design has been developed with consideration of the property's character, the surrounding built environment, and relevant planning policy. The works proposed are intended to enhance the quality of the internal living space and make more efficient use of the existing footprint, without giving rise to any significant visual or amenity impacts. This statement outlines the rationale behind the design and access approach, demonstrating that the proposal is both appropriate and sustainable in its context.

This document should be read in conjunction with the following -

- 1110 - 1.001
- 1110 - 1.002
- 1110 - 1.003
- 1110 - 1.004
- 1110 - 2.001
- 1110 - 2.002
- 1110 - 2.003
- 1110 - Design & Access Statement

Location:



Block Plan Not To Scale

54 Maytree Avenue, Findon, Worthing, West Sussex, BN14 0HL
Proposed Works:

- Single storey rear extension
- Single storey front extension including porch
- Amendments to northern fenestration
- Conversion of garage to form habitable room
- Insertion of roof light to front elevation

1. Introduction

This statement has been prepared to support a householder planning application for the above development at 54 Maytree Avenue. The proposal includes modest extensions and alterations to enhance the living accommodation while respecting the residential character of the local area.

2. Site Context

The application site is a two-storey detached dwelling located on Maytree Avenue within the residential neighbourhood of Findon. The property has an existing front porch, integral garage, and a generous rear garden. The surrounding area is predominantly composed of similar detached and semi-detached dwellings, many of which have been extended or altered over time.

3. Design Proposal

3.1 Rear Extension

A single storey rear extension is proposed to expand the ground floor living area. It will be constructed with a painted render finish and a flat roof, featuring roof lights for natural light. This rear addition is modest in scale and will not appear overbearing or dominate the existing structure, in addition, it is not visible from the street.

3.2 Front Extension / Porch

To improve the appearance and function of the entrance, a single storey front porch extension is proposed. It will be constructed in face brickwork to match the existing façade and will incorporate an extended pitched tiled roof, harmonising with the original architecture.

3.3 Garage Conversion

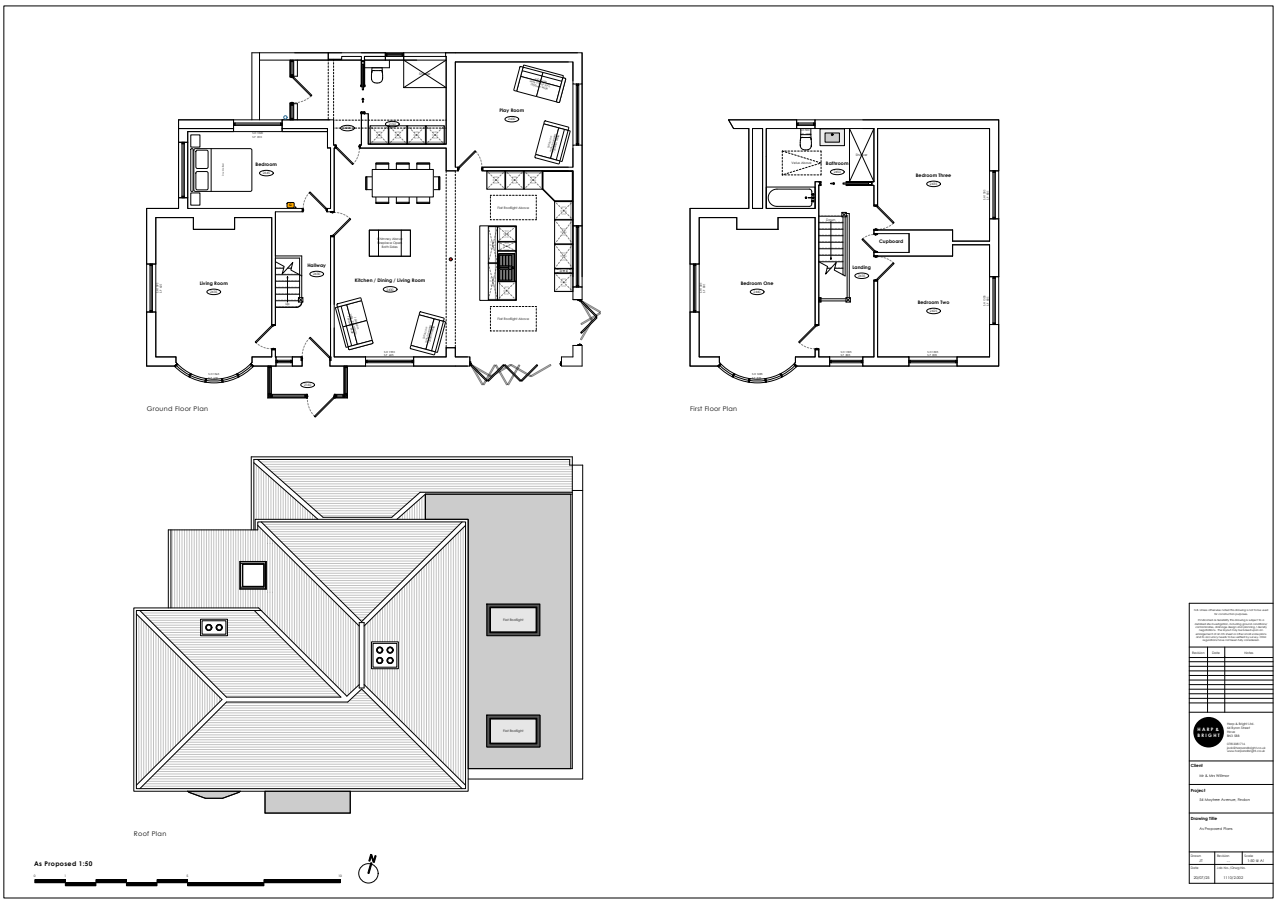
The existing integral garage will be converted into a habitable room, providing additional internal living space. This conversion will be carried out with minimal external changes, ensuring it remains visually in keeping with the property.

3.4 Fenestration Amendments

Minor adjustments to northern elevation fenestration are proposed to suit the revised internal layout. These changes are sympathetic to the building's character and will maintain appropriate window proportions and materials.

3.5 Roof Light

A new **roof light** is proposed on the **front elevation** to enhance natural daylight into the modernised first floor bathroom. It is modest in scale and won't project beyond the roof slope by more than 150mm.



4. Access

The proposals will not affect the existing access arrangements to the site. The main entrance will remain via the front porch. No alterations are proposed to parking provision, which remains sufficient for the dwelling's use.

5. Planning Considerations

The design respects the scale, massing, and materials of the original dwelling and surrounding properties. It seeks to improve residential amenity without adversely impacting neighbouring occupiers in terms of overlooking, overshadowing, or visual intrusion. The proposed materials and roof forms are deemed compatible with the existing property/

6. Conclusion

The proposed development represents a sympathetic and well-considered enhancement to a family home. It improves the internal living environment and contributes positively to the appearance of the property, while preserving the character and residential amenity of the wider area.