DAVID F. EWINS RIBA
ARCHITECT

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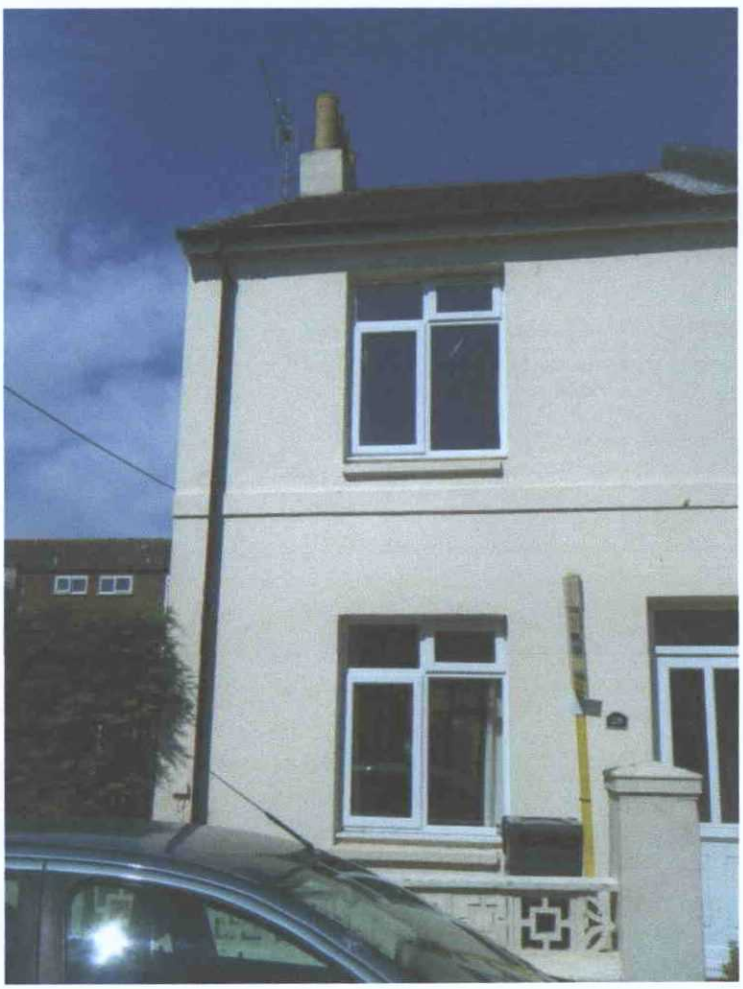
28 SHIP STREET, SHOREHAM BY SEA, BN43 5DH.

DESIGN AND ACCESS STATEMENT



1. EXISTING BUILDING

The existing property is an end of terrace two storey house within a conservation area.

The application is to build single storey rear infill extension at the rear of the property.

ADUR & WORTHING
PLANNING SERVICES

PLAN | AWDM/ 1493/16

DATE VALID | 14 OCT 2016



2. PRE-APPLICATION ADVICE

Pre-application advice was sought from the local authority about the proposals. A copy of their positive response is attached.

The only change from the pre-app enquiry is that no light well is now included.

3. DISABLED ACCESS DESIGN.

The proposed works will have no detrimental effect on disabled access to the property. In fact it is proposed to level the whole of the ground floor, if possible.

Thu, 28 Jul 2016 12:03

PREAPP/0702/16 - 28 Ship Street, Shoreham

From **Rebecca Tier** rebecca.tier@adur-worthing.gov.ukhide details

To **dfewins** dfewins@aol.com

Dear Mr Ewins,

Thank you for your letter and plans submitted on the 27th July 2016.

I can confirm that planning permission would be required for the proposed single storey extension and the proposed dormer extension to the rear of the property. The relevant planning application forms, plan guidance and fee schedule can be found on the Council's websitewww.adur-worthing.gov.uk.

The ground floor extension would appear to be acceptable based on the information shown on the proposed ground floor plan. However, as you are aware the property lies within a Conservation Area and therefore the design, materials and external appearance of the extension should relate sympathetically to the building and surrounding area.

Whilst no proposed plans have been provided in relation to the rear dormer, I note that the property is an end of terrace house with a limited degree of existing roof space. A sizable dormer extending the full width of the roof is likely to appear bulky and out of character with the appearance of the existing building and surrounding buildings in the area. It is therefore my preliminary view based on the information provided that the rear dormer is unlikely to be supported.

This email contains my informal view only and is without prejudice.

Many thanks,

Rebecca Tier

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Rebecca Tier | Senior Planning Officer | Planning | Adur & Worthing Councils
01273 263285