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Proposed development on land at the rear of
No.12 Woodland Avenue, Worthing.

Design and Access Statement.

1. Introduction:

The application site is located in an area of post war low density development and is at present occupied by a two storey detached chalet style bungalow. The rear garden is about 55 metres in depth, quite oversized by modern standards, and the applicant considers it is reasonable for some of this land to be developed with further residential development.

2. Amount:

The form and density of the proposed development is constrained by the form of access that can be provided and the need to protect the amenities of the neighbouring properties. The proposal is for the construction of a single storey detached dwelling with two garages, one each for the existing and proposed properties. The existing bungalow has car parking space at the front of the plot and an additional space is planned for the proposed dwelling at the rear.

3. Layout:

The existing rear garden slopes from North to South at a gradient of about 1 in 12. The principal behind the siting of the proposed development has been to provide reasonable spatial separation between new buildings and the adjoining properties at a distance that will also permit the provision of good screen planting to the boundaries.

The proposed bungalow is therefore sited in the centre of the site 3 metres from the side boundaries and set down into the slope with retaining structures at the sides and rear. To help with screening and privacy between the proposed and existing dwellings on the plot, a small entry court is planned for the two new garages and the additional car parking space.

The existing bungalow will have a 12 metre deep rear garden, the proposed bungalow a 15 metre garden and the distance bungalow to bungalow will be about 27 metres.

4. Scale:

The design parameters have been to achieve a development which is in scale with the locality with a building design which will reduce as far as practical the physical and visual impact of the development on the neighbouring properties.

The proposal is therefore simple in form and single storey to eaves with a fully hipped low pitched roof.

5. Landscaping:

The site is well provided with existing boundary screen fencing which can be refurbished and enhanced if required. New sceening will be required around the reduced rear garden of the existing dwelling.

There is an existing tree belt to the North boundary and well established planting beds to the East and West boundaries which can be supplemented with new planting. As indicated on the block plan, some existing conifer trees will need to be removed.

The access drive and entry court will be hard landscaped and further soft landscaping could be undertaken within the curtilage of the new and existing gardens.

6. Appearance:

Buildings in the locality do not have any particular architectural style. In form the proposal has simply been designed to be sympathetic to the existing development with the use of traditional materials. The bungalow has face brick external walls and a low pitched slate roof. Windows are casement type.

7. Use:

The proposed dwelling is a 4 person two bedroom unit suitable for a small family.

8. Access:

A 3.7 metre wide pedestrian and vehicle access drive will be provided for the proposal by the removal of a portion of of the existing chalet bungalow. Illustrative details of the demolition and building works are included in the application drawings.

M.G.WARNER. 24.9.07.