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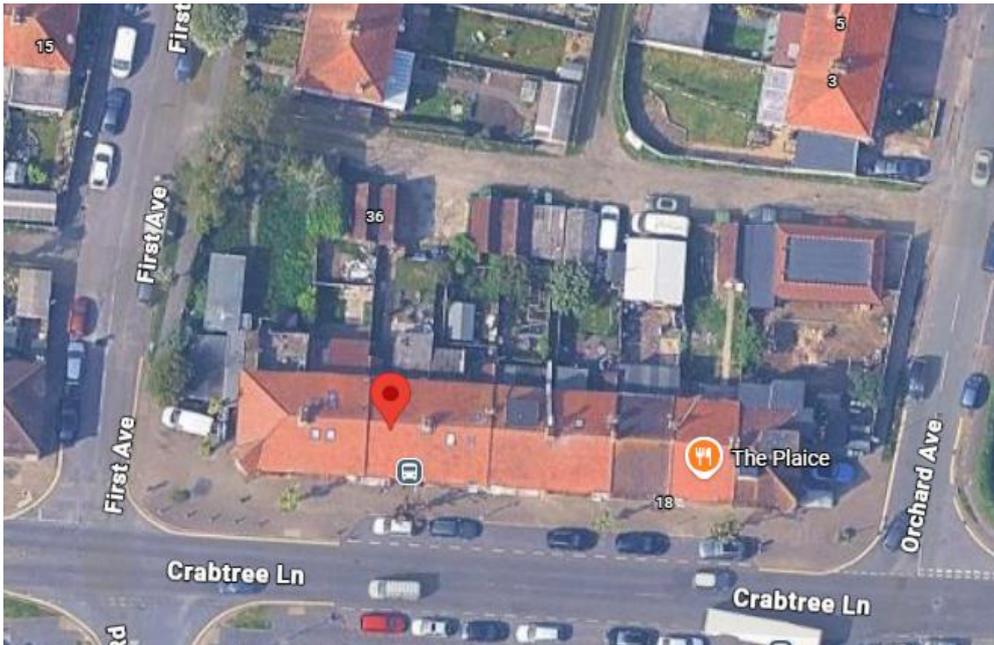


Design and Access Statement

Location: 34 Crabtree Lane,
Lancing,
West Sussex,
BN15 9PQ.

Proposal:

Ground floor rear extension and internal alterations to form a self-contained 1-bedroom flat; loft conversion incorporating a rear dormer to facilitate a 5-bedroom HMO, with associated external alterations and drainage works. New shop front to bring out to boundary.



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1.0 INTRODUCTION

1.1 This Design and Access Statement (DAS) has been prepared to accompany a planning application for works at 34 Crabtree Lane, Lancing, West Sussex (BN15 9PQ). The statement describes the existing site and surrounding context, explains the design approach, and demonstrates how the proposals respond to relevant planning considerations.

1.2 The proposals comprise (i) a modest single-storey rear extension and internal reconfiguration to form a self-contained 1-bedroom flat at ground floor (approx. 40m²), and (ii) a loft conversion incorporating a rear dormer to provide additional accommodation resulting in a 5-bedroom House in Multiple Occupation (HMO) at upper floors. The ground floor retail unit to the frontage is retained with a new shop front pulled out to the boundary. These elements are illustrated on the submitted Existing and Proposed drawings.

1.3 In summary, the scheme is considered acceptable because it: (a) makes efficient use of an existing urban site within an established built-up area; (b) provides additional residential accommodation of an appropriate standard; (c) utilises a scale and form of extension typical of rear additions within this terrace; and (d) avoids material harm to neighbouring amenity through its contained rearward design.

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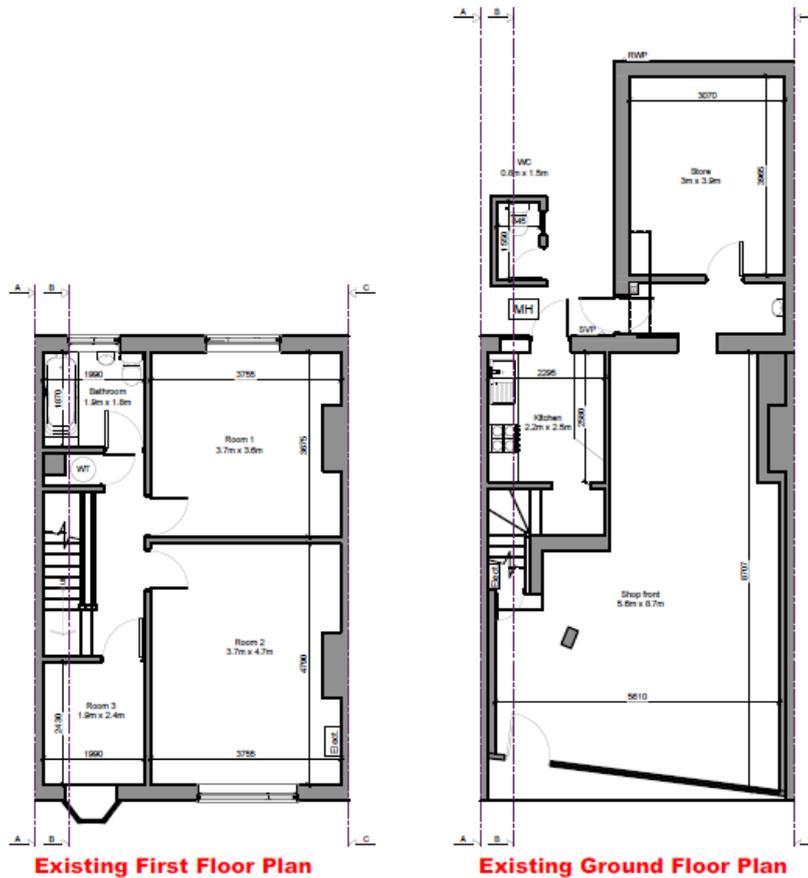


2.0 EXISTING SITE

2.1 No. 34 Crabtree Lane is a two-storey mid-terraced property within a mixed-use parade. The building presents a shopfront at ground floor with a separate access serving the upper floors. The main structure is red brickwork beneath a pitched tiled roof, with uPVC windows.

2.2 The existing ground floor provides a retail/shop area with ancillary spaces including a kitchen, WC and a rear store. The upper floor contains a small number of rooms with bathroom provision. The loft space is currently undeveloped.

2.3 The site area is approximately 143.1m². The host building has an overall height of approximately 8.25m to ridge (as shown on the submitted drawings).



Existing First Floor Plan

Existing Ground Floor Plan

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3.0 SURROUNDING AREA

3.1 Crabtree Lane forms part of an established local shopping parade with a mixture of small retail, service and food uses at ground floor and residential accommodation above. The host building sits within a consistent terrace of similar scale and age, with a variety of rear additions visible along the line of the terrace.

3.2 The surrounding area is predominantly residential in character beyond the parade itself. The site is in a sustainable location with access to local services and public transport links within Lancing.



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4.0 PLANNING POLICY

4.1 The proposals have been developed with regard to national and local planning policy, including (where relevant):

- the National Planning Policy Framework (NPPF), in particular its objectives for sustainable development, effective use of land, and high-quality design.
- the Development Plan for the area (Adur District), including policies relating to design and character, residential amenity, housing delivery and quality, and the role of local shopping parades.
- the Nationally Described Space Standards (as a benchmark for residential quality); and
- any relevant supplementary guidance on matters such as parking, refuse storage and cycle provision.

4.2 The proposed rear extension and dormer are modest in scale, are designed to be subordinate to the host building, and utilise materials intended to reflect the existing property. The formation of additional residential accommodation on an existing site supports objectives for efficient land use and housing delivery in sustainable locations.

5.0 PROPOSED DESIGN

5.1 Use and amount: The scheme retains the established ground floor retail unit to the street frontage, utilizing as much space by bringing out the shop front to the boundary so in uniform with the rest of the retail units along the street. It introduces a self-contained 1-bedroom flat at ground floor to the rear (approx. 40m²) by using the existing storeroom and adding a rear extension. Upper floors are reconfigured to provide a 5-bedroom HMO, including new accommodation at loft level served by a rear dormer.

5.2 Layout: The ground floor flat provides a bedroom and kitchen/dining/living area with associated storage and sanitary provision. The HMO provides five bedrooms with shared kitchen/dining and shower room facilities distributed across first and loft floors, improving internal functionality compared to the existing arrangement.

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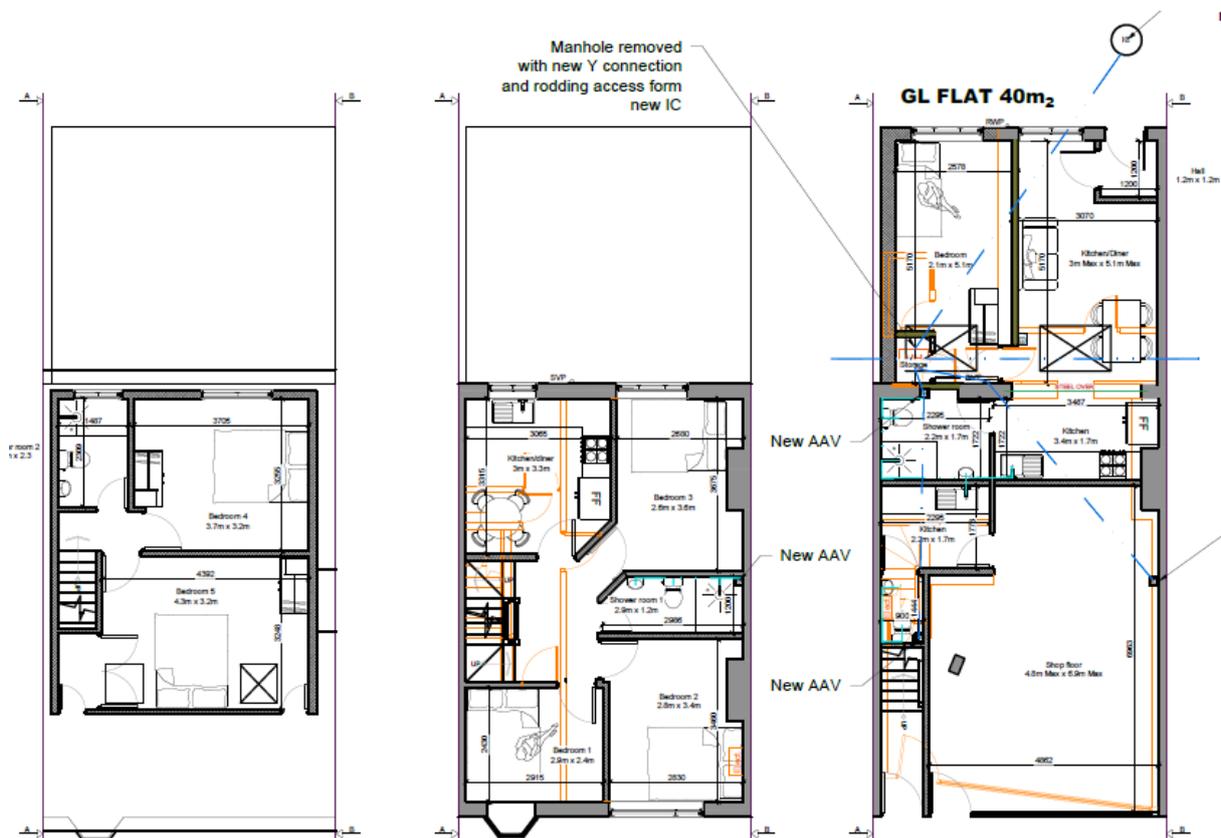
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5.3 Scale, massing and appearance: The rear extension is single storey and limited in footprint (approx. 11.6m²). It reads as a subordinate addition to the rear of the host building. The loft conversion introduces a rear dormer of limited cubic volume (approx. 29.25m³), set below the ridge and designed to sit comfortably within the roof slope.

5.4 Neighbour amenity: The works are confined largely to the rear of the property. The single-storey height and contained roof form are intended to limit any additional enclosure when viewed from adjoining rear areas. Window positions are controlled to avoid unreasonable overlooking; where side-facing openings occur, they are proposed to be obscure glazed and/or high level in accordance with the submitted notes.

5.5 Highways, servicing and refuse: The proposals do not materially alter the relationship of the building to Crabtree Lane or the existing servicing arrangements to the frontage. Refuse and recycling storage can be accommodated within the site in a manner that does not detract from the street scene and is accessible for collection.



Proposed Loft Floor Plan

Proposed First Floor Plan

Proposed Ground Floor Plan

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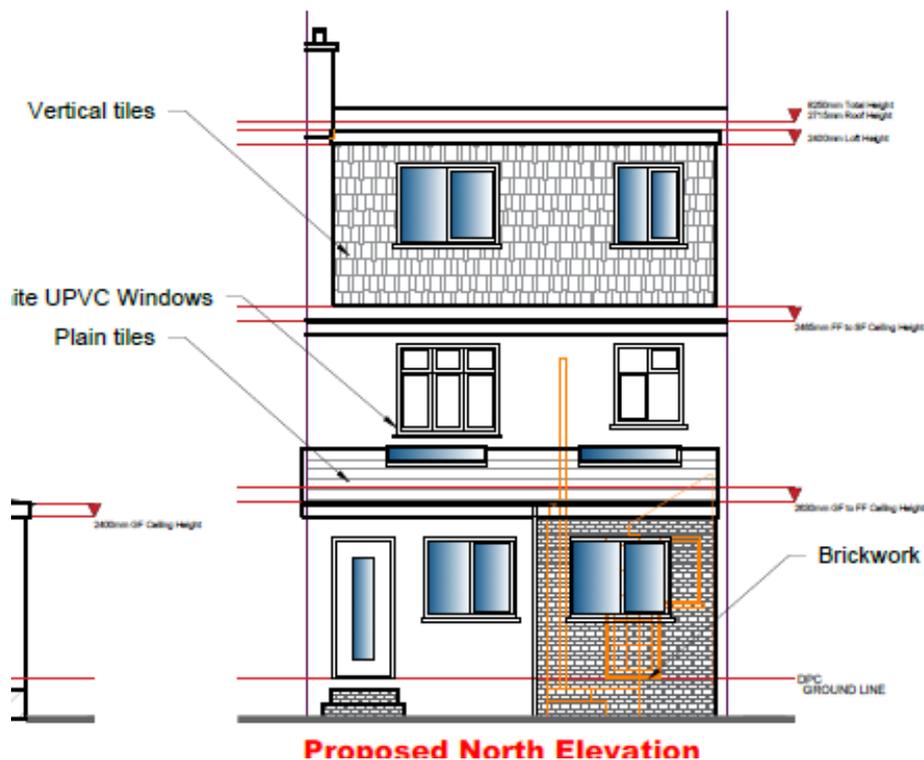


6.0 PROPOSED AND EXISTING MATERIALS

6.1 The building is currently characterised by red brickwork, a tiled pitched roof and white uPVC windows. The proposals seek to maintain this established palette.

6.2 Proposed materials (as shown on the drawings) include:

- brickwork to match/closely match existing.
- plain tiles to match closely existing roof.
- vertical tiling to the dormer cheeks/rear face.
- white uPVC windows/door to match existing.
- an updated shopfront appropriate to the commercial frontage.



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7.0 LANDSCAPING, ACCESS, SUDS & DEFENSIBLE SPACE

7.1 Landscaping: The proposals focus on built form and internal reconfiguration. With the shop front bought out to the boundary. Any rear external space associated with the ground floor flat remains for residential amenity.

7.2 Access: Access to the retail unit and the first/second floor residential space is retained from Crabtree Lane, whilst the ground floor residential unit entrances from the rear of the property with access from Orchard Avenue. The new layouts provide clear circulation and functional room arrangements. Level changes and door widths can be addressed at Building Regulations stage to ensure inclusive access where practicable within the constraints of the existing building.

7.3 SuDS / drainage: The drawings indicate drainage alterations including new inspection/rodding access and ventilation (AAVs), with foul and surface water drainage maintained/updated as required. The small scale of the extension means any increase in impermeable area is limited; surface water can be managed via the existing drainage network or suitable permeable treatments where required.

7.4 Defensible space and security: The scheme maintains a clear distinction between public (shopfront) and private (residential) areas through separate access arrangements and internal doorsets, assisting security and resident privacy.

8.0 CONCLUSION

The proposed single-storey rear extension and loft conversion with rear dormer represent a proportionate and well-considered improvement to No. 34. The development makes effective use of an existing building in a sustainable location, provides additional and improved residential accommodation, and is designed to respect the character of the terrace and neighbouring amenity.

For these reasons, the Local Planning Authority is respectfully requested to grant planning permission.

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9.0 PLANNING HISTORY

One previous application was submitted in 2009 ADC/0107/09 and was granted for Shutter to the shop front. No other application has since been submitted at this property. However, the neighbouring property of No:38 Crabtree Lane was granted a very similar proposal -

AWDM/0726/18 Single-storey rear extension to create 1 no. bedroom dwelling (C3) incorporating part change of use from A5 to A2/A1 and part change of use from A5 to C3.



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