

37 Lamorna Gardens,  
Westergate,  
PO20 3RL





Photo Location Plan



6

Large rear dormers on neighbouring properties



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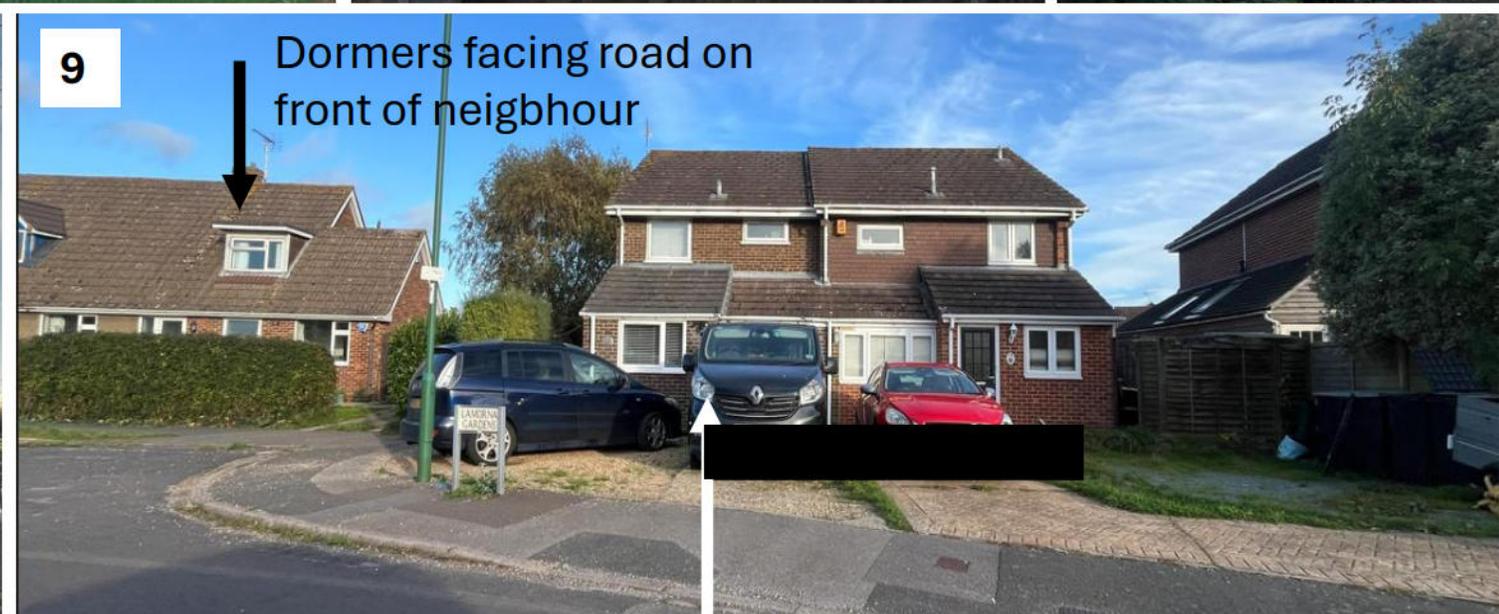


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Dormers facing road on front of neighbour



This Design and Access Statement supports a loft conversion at 37 Lamorna Gardens, Westergate, PO20 3RL, demonstrating compliance with Arun District Council planning policy and the National Planning Policy Framework (NPPF), while addressing the client's family needs and improving energy efficiency.

#### Site Context and Proposal

37 Lamorna Gardens is a two-storey dwelling built in the 1980s, located within a residential cul-de-sac in Westergate, part of the Arun District. The property is not listed nor within a conservation area. To the north lies a public footpath, and adjacent properties exhibit similar loft conversions with flat-roofed dormers, establishing a precedent for the proposed design.

The proposal seeks to convert the existing loft space with:

- A flat-roofed dormer to the front elevation, modest in scale and aligned with neighbouring treatments.
- A larger flat-roofed dormer to the rear, spanning the roof width to maximise usable space.

This will create additional habitable rooms to accommodate the client's growing family, who have children attending local schools and wish to remain in the community rather than relocate.

#### Design Justification

The design is sympathetic to the surrounding built form:

- Front dormer: Scaled to respect the street scene and aligned with neighbouring dormers.
- Rear dormer: Positioned to avoid overlooking and visual intrusion, with materials matching the existing roofscape.
- Flat roof design: Minimises bulk and visual impact, consistent with adjacent properties.

The proposal respects the Arun Local Plan (2018), particularly:

- Policy D DM1 (Design): Ensures high-quality design that integrates with the character of the area.
- Policy H SP2 (Housing Mix): Supports adaptations that enable families to remain in suitable accommodation.
- Policy ENV DM4 (Energy Efficiency): The works will include upgrading the roof insulation, addressing the current poor thermal performance and contributing to sustainability goals.

The National Planning Policy Framework (NPPF) also supports this development:

- Paragraph 130: Encourages good design that adds to the overall quality of the area.
- Paragraph 154: Supports improvements to energy efficiency in existing buildings.
- Paragraph 69: Promotes development that supports strong, vibrant communities.

#### Access Considerations

Access to the property remains unchanged. The loft conversion does not affect external access routes, parking, or the public footpath to the north. Internal access will be via a new staircase from the first floor, designed to meet Building Regulations Part K (Stairs and Ladders).

#### Sustainability and Family Need

The proposal reflects the client's desire to remain in their home and community, avoiding the disruption and carbon footprint of relocation. The improved insulation aligns with Arun's climate objectives and the NPPF's emphasis on sustainable development.

#### Conclusion

This proposal is modest, well-integrated, and supported by local precedent. It aligns with Arun District Council's planning policies and the NPPF, meets the client's family needs, and enhances the energy performance of the dwelling. We respectfully request planning approval.

## Lidsey Foul Water – Environmental Assessment Statement

**Site Address:** 37 Lamorna Gardens, Westergate, PO20 3RL

**Proposal:** Loft conversion including front and rear dormers to create additional bedrooms

### 1. Development Summary

The proposed development involves converting the existing loft space of a two-storey 1980s dwelling to create additional bedrooms. This includes:

- A modest flat-roofed dormer to the front elevation
- A larger flat-roofed dormer to the rear

No changes are proposed to the kitchen, bathrooms, or utility areas. The existing foul drainage infrastructure will remain unchanged.

### 2. Occupancy and Usage

While the proposal increases the number of bedrooms, **the overall number of occupants will not increase**. The client's children, who currently share rooms, will each have their own bedroom. This reflects a redistribution of internal space rather than an intensification of use.

- Current occupancy:** Family of [insert number, e.g. 5]
- Proposed occupancy:** Unchanged

### 3. Foul Water Impact Assessment

The property is served by the existing foul drainage network connected to the Lidsey Wastewater Treatment Works. Given that:

- There is no increase in the number of occupants
- No additional water-generating fixtures are proposed
- The internal reconfiguration does not alter the foul water discharge rate

...it is reasonable to conclude that **the proposed development will have no material impact on the foul water load** to the Lidsey system.

This aligns with the principles of sustainable development and efficient use of existing infrastructure as outlined in the **National Planning Policy Framework (NPPF)**, particularly:

- Paragraph 8(c):** Supporting environmental sustainability through prudent use of resources
- Paragraph 20(d):** Ensuring infrastructure needs are met without unnecessary expansion

### 4. Conclusion

The proposed loft conversion is a modest domestic enhancement that does not increase occupancy or foul water discharge. It will not place additional strain on the Lidsey foul drainage network and should be considered environmentally neutral in this regard.

We trust this satisfies the requirements for foul water assessment and welcome any further queries or clarification requests.