

DESIGN AND ACCESS STATEMENT FOR 5NO ROOFLIGHTS TO BE INSTALLED AS PART OF A LOFT CONVERSION TO FORM NEW 2ND FLOOR AT 9, KINGSWAY, ALDWICK.

Introduction:-

A Design Statement is required as the proposal lies within the Craigweil House Conservation Area.

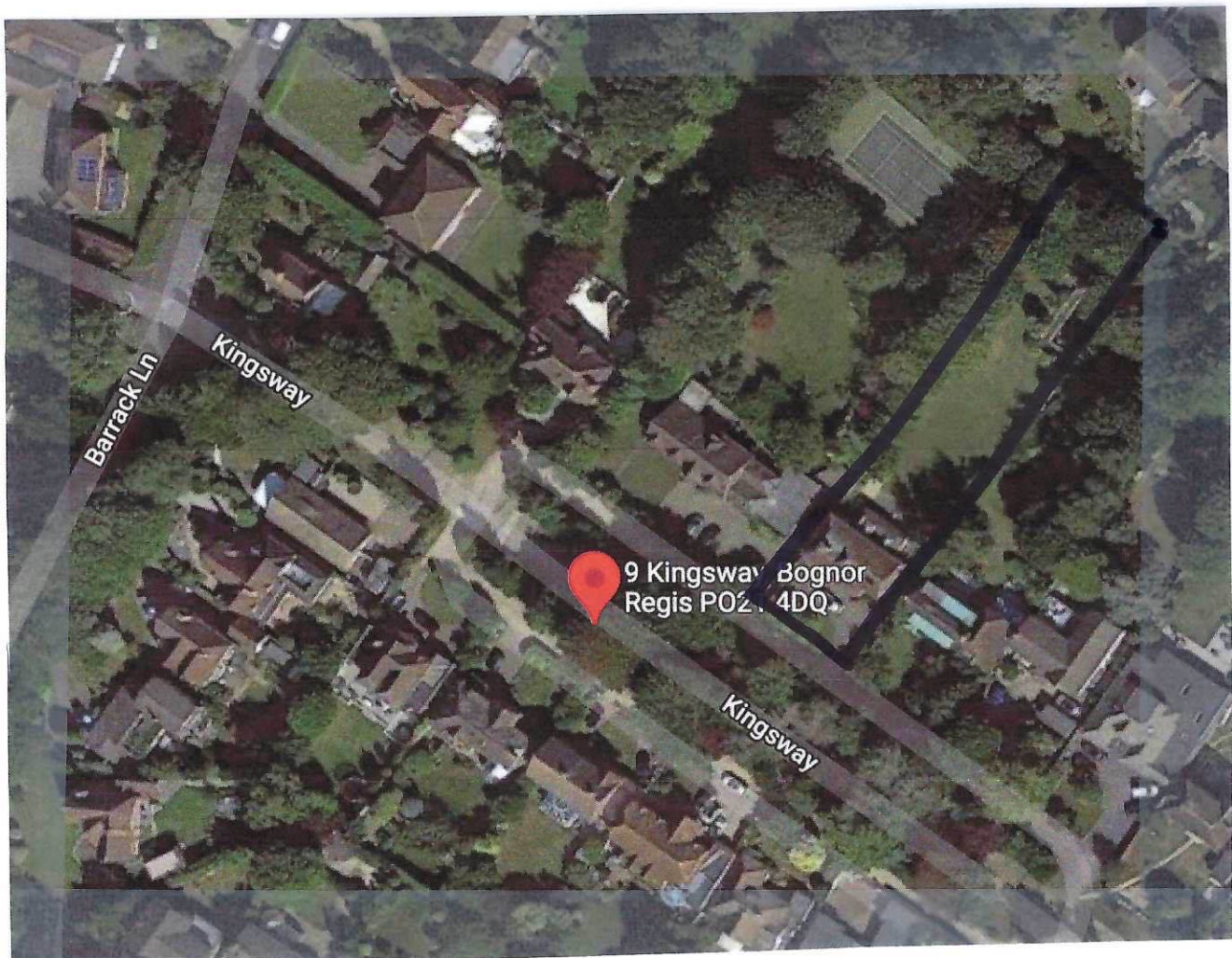
This statement is submitted as a Planning Statement to substantiate the application and to justify its submission assessing the criteria of its design in being acceptable and not result in providing an adverse impact on the Conservation Area.

The proposal is for a loft conversion to provide a bedroom on a new 2nd floor.

The proposal is to install 4No 'Velux' rooflights the rear of the property and 1No 'Velux' roof light to the front of the property.

9, Kingsway is located on the northern side and at the western end of Kingsway close to the local shops and is an area with a mixture of substantial family homes.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan. The site is within an appointed Conservation Area within the defined built-up and settlement areas and is confirmed on the maps provided with the Arun District Plan.



Heritage Statement:-

The property is a 1930's Detached House constructed with facing brickwork under a plain tiled roof incorporating an original eastern facing gable.

The property has been extended with a western two storey hipped ended element built in 1992 under AW/61/92 following an earlier approval in 1990 and a front garage projection plus a rear single storey element with a tiled 'skirted' roof built in 2004 under AW/3/04



Amount:-

The proposal will add 16.50 sq. metres on a new 2nd floor which is deemed to be 'permitted development' within the existing roof space.

Landscaping:-

There are no proposed changes to the landscaping.

Appearance:-

The proposal is to install 4No 'Velux' rooflights the rear of the property and 1No 'Velux' roof light to the front of the property.

Access:-

No alterations have been made to the access.

Conclusion:-

The proposal is to install 5No rooflights to the front and rear with no overlooking of neighbouring properties and is therefore deemed not to adversely impact the Conservation Area.