

DESIGN AND ACCESS STATEMENT FOR ROOF ALTERATIONS OVER EXISTING GROUND
FLOOR TO PROVIDE EXTENSION TO EXISTING 1ST FLOOR AND SWIMMING POOL
POSITIONED IN REAR GARDEN
AT 17, KINGSWAY, CRAIGWEIL.

Introduction:-

A Design Statement is required as the proposal lies within a 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 and the adjoining property of 19, Kingsway.

A larger scheme was submitted by a previous applicant and approved under AW/124/17/HH.

Kingsway is located at the southern end of Barrack Lane, close to the local shops and is an area with a mixture of substantial family homes.

The site lies to the western end and to the north of Kingsway.

The property is presented in a symmetrical front elevation of two single storey projections plus a side garage extension under a flat and 'skirted' tiled roof and finished with render and colourwash walls.

It is proposed to extend the existing hipped ended roof over the existing flat roof area. No guttering or soffits will overhang the neighbouring property..

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.





Amount:-

The proposal will add 31 sq. metres to the 1st floor.

Scale:-

The height of eaves will match the existing.

Landscaping:-

There are no proposed changes to the landscaping.

Appearance:-

The existing Ridgeline is to be extended to form a new hipped end over the garage/utility rooms below.

Two rooflights have been added one within the south facing roof slope and one in the eastern roof slope.

Access:-

No alterations have been made to the access.

Conclusion:-

The proposal removes part of the existing flat roof and provides additional 1st floor area maintaining a balanced appearance to both the front and rear elevations.