

DESIGN AND ACCESS STATEMENT
FOR
LITTLE AVENINGS, CHURCH ROAD, ANGMERING, WEST SUSSEX BN16 4JP

Proposal for a small single storey rear extension
to form a ground floor shower-room

1. Context

The existing property is located within the conservation area of Angmering village and is Grade 2 Listed. The property has various additions and out-buildings which have been built at various stages. It is a mid-terrace two storey cottage, very wide and not very deep, has a Victorian style conservatory at the rear and a stepped patio leading up to an upper raised terrace. The rear boundary is a high wall and obscures any views from the north looking south. There are public gardens behind the property.

2. Amount

The existing building, while appears large due to its width, is not a very deep property at all. With the need for a proper ground floor bathroom this can be achieved by a small extension in a way that would not be detrimental to the character of the cottage.

3. Layout

The existing building comprises of lots of small rooms. The area in question is a ground floor study with a WC cloakroom accessed off it. The applicant is future planning and anticipating the need for a ground floor shower-room to assist them in their old age when they would not be able to manage the stairs and have to live on the ground floor. There is currently no GF bathroom.

4. Scale

The size of the extension is very modest but adequate enough to make provision for a shower facility and will make a big difference to the applicant's needs. The area to be used is a dead space within the rear courtyard.

5. Landscaping

Not applicable.

6. Appearance

The exterior walls will be brickwork to match existing with a tiled pitched mono-pitch roof which gain would reflect the existing structure to the west side of the property. A rooflight can be inserted into the tiled roof to allow natural daylight and ventilation to the shower-room.

7. Access

Due consideration has been given to the overall access relating to the proposals and whilst no formal consultation has been carried out with any organisation or bodies it can be confirmed the proposal will not worsen any existing arrangements.

I commend the merits of this application to the local planning authority.

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