

18 Liverpool Gardens, Worthing, West Sussex, BN11 1RY

Applicant: Mr. and Mrs. Landon

8th May 2014

Site address:

44 Hillview Crescent,
East Preston,
Littlehampton,
West Sussex.
BN16 1RQ

My ref. 14-031

Your ref.

Design and Access Statement

Description of Works

Demolition of existing conservatory. Construction of single storey rear extension.

Amount

The extension is 5.8 metres deep from the rear wall of the main building, 2 metres deep from the rear of the kitchen projection, 2.8 metres overall in height.

Layout

The extension will form a garden room which will be accessed via openings from both the kitchen and living room.

Scale

The scale of the proposals is in keeping with the existing property.

A flat roof has been selected in order to minimise bulk relative to the adjacent property.

Landscaping

No significant change other than alterations / extension to the rear patio. These works will be carried out under permitted development rights.

Appearance

External walls will be brickwork at low level with render above to match existing detailing.

Context

A very similar scheme was considered by the applicant which was within permitted development criteria. The difference between that scheme and the current proposals is that the flank wall adjacent to the boundary is proposed to be astride the boundary.

This will allow for more useable width internally.

It is also known that the attached adjacent property at No. 42 Hillview Crescent has recently benefited from planning permission for a similar rear extension.

The proposed positioning of the flank wall of the current proposals will allow the owners of No. 42 to use the wall as and when they implement their approval.

This will avoid a difficult to maintain gap between the rear extensions.