

7 Offington Lane, Worthing, West Sussex, BN14 9RY
Telephone/fax 01903 690060 Mobile 07940 559110

office@djb ltd.co.uk
www.djb ltd.co.uk

58 Elm Park, Ferring
West Sussex. BN12 5RW

22nd June 2009

Proposed roof alterations, extension of
garage and conservatory

My ref. 08-078

Your ref.

Design and Access Statement

Amount

It is proposed to alter the roof construction and to form half hip extensions to the front and rear currently hipped slopes.

It is proposed to extend the garage towards the rear of the garden and to increase the depth of the existing conservatory.

Layout

The layout of the ground floor of the property will remain largely as at present but with staircase and access corridors as detailed on the drawings.

The layout at first floor level is such that there will be a central landing with access to the two bedrooms both with en-suite facilities as detailed

The layout of the garage and conservatory is such that the conservatory can be better used as a separate reception room whilst the rear of the garage has been increased in width to form a utility area for washing machine, tumble drier, fridge freezer etc.

Scale

The proposals do not alter the scale of the dwelling to a significant degree. The eaves and ridge heights increase by just 300mm and the depth of the rear projections is considered to be in keeping with other similar development in the area.

Appearance

The appearance of the property will be similar to other developed property in the area with half hipped front and rear elevations. Otherwise detailing will remain largely as at present.

Landscaping

There will be no alterations to the landscaping to the front of the property.

It is intended that a patio area will be provided outside the conservatory but otherwise landscaping remains as at present.

Access

Access to the site will be as at present via the existing driveway.

Summary

It is felt that the proposals are relatively modest in nature whilst achieving an improvement in accommodation levels to the property by virtue of the very large roof space which currently exists.

By forming front and rear half hips the scale of the property is respected but other local detailing is reflected in order to achieve the accommodation in the roof space.

It is considered that the proposals do fit in with relevant planning policies and therefore support at Planning Officer Level is anticipated.

General Comments

This application is identical in nature to a proposal previously approved under reference no. FG/23/09/ other than that the eaves and ridge levels have been raised by 300mm (4 no. brick courses).

This will improve the head height available internally at first floor level.