

Design & Access Statement

Proposed Dormer at

31 Steep Lane

Findon

Proposed Use

The proposals will provide additional space for an existing en-suite facility in this private dwelling. No change of use is proposed.

Amount

The proposals will provide an additional floor area of 1.9 sq.m.

Layout

The proposal will enhance the layout of the existing en-suite facility providing increased headroom and the ability to position a shower unit within the en-suite. The proposed en-suite will be accessed directly from the existing bedroom.

Scale

The proposed dormer, just 2.0m wide, will be set lower than the existing hip roof and will, consequently, appear subservient to the main dwelling. The dormer face is set well back from the eaves line of the existing roof resulting in a minimal side profile.

Landscaping & Appearance

The proposals will have no affect upon the landscaping of the site. The overall appearance, incorporating a hipped and pitched roof, will be compatible with the existing bungalow roof. The proposals will be clad with plain tiles to match the existing roof.

Context

The proposal will enhance an existing facility for this existing dwelling and will not result in any significant increase in overlooking, overdevelopment or overshadowing and, as a result, meets the objectives of the adopted Local Plan.

Access

Access into the en-suite is by level entry from the existing bedroom which, in turn, is accessed via a traditional stair suitable for the ambulant disabled.

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