

32 Griffin Crescent, Wick, Littlehampton, BN17 7LJ

DESIGN AND ACCESS

Locality

Griffin Crescent is a residential area comprising semi-detached and terraced dwellings which was originally built as Council Housing. Many of the houses are now owner-occupied. A proportion of the houses have had roof dormers formed to increase accommodation, including most of the adjoin properties to the north of the Application Site.

Site History

The Application Site was the western half of a semi-detached pair, and was extended about 10 years ago to provide family accommodation. The owners no longer require such a large property, and knowing that there is a need locally for smaller units, are proposing to separate the 2006 extension to form a self-contained dwelling, while at the same time adding rear roof dormers to both the proposed new dwelling and to the original dwelling.

Compliance with Local and National Space Standards

The pre-2006 dwelling with its new dormer bedroom exceeds the space requirements for a 3 bedroom - 5 person dwelling.

The proposed new unit falls short of the target area for cooking and dining, but exceeds bedroom and bathing space requirements for a 2-bedroom 3 person dwelling.

The applicants believe that many of the individuals and families looking for small housing units have little interest in or need for a large garden as they often have neither time nor resources to keep a garden under control. The proposed new unit would have a rear garden space that fell short of the target area for a 2 bedroom terraced house by 5 square metres.

Access

There is an existing cross-over which provides forecourt parking space for three vehicles. The crossover and forecourt is wide enough the divided so both properties have their own vehicle access and parking.

Pedestrian Access is provided by a footpath passing in front of the site.

Bicycles and external Storage

There is an existing external store, and it is proposed that the store be divided and modified to provide storage for both dwellings, as indicated on the drawings