

Design & Access Statement

Address – 18 Norfolk Rd, Littlehampton

1) Assessment

This is a re-submission of a previous application on the site to form a one-bedroom flat from a relatively inaccessible bedroom at first floor level. Planning officer's comments relating to the previous application have been taken into account in the preparation of the revised plans. There was only one comment that was registered as an objection, that made by the Town Council's Planning and Transportation Committee regarding the scale of the development and parking provision on the site. The amended design has sought to address the issue of scale and it is considered that the parking and garaging on the site, particularly in view of its central location, is adequate. Table 2 of appendix 2 of the local plan 2003 indicates a maximum parking provision of 1.7 parking spaces for each flat with 3 or more habitable rooms and 1.2 spaces for each flat with 2 or less habitable rooms. In this case the building as proposed would require a maximum of $3 \times 1.7 + 1 \times 1.2 = 6.3$ spaces. There are currently 7 spaces available including the garaging so this is considered acceptable provision, particularly in light of its relatively central location.

The Conservation Area Advisory Committee made no objection, only referring to the type of fenestration and asking that materials be required to match existing, which has been noted on the submitted plans

Physical context

The scale of the extension to the rear has been reduced from that in the previous application on this site with there now being a first floor extension to the rear of the premises, visible only from Selborne rd to the south, across a car park. The small porch extension to the side of the property will mimic the porches on a number of the adjacent buildings, enhancing the appearance from Norfolk Road & will create a space out of sight of the road for the storage of waste & recycling bins. Planning officer's comments have been addressed in the amendment of the original submission with this reduced extension leaving the footprint of the building essentially unaltered, with no subsequent loss of amenity space. The roof height has been lowered, addressing the issue of loss of amenity to neighbours and the window overlooking the attached

property to the north at first floor level has also been removed, with the rooflights over the proposed store and kitchen being above 1.7m. This will actually reduce overlooking of the neighbouring property.

Social context

Impact on the neighbourhood will be minimal, as the proposed building is a large semi-detached building that has been already converted into flats, adjacent to similarly sized & converted buildings & will not create undue crowding or over-development in the context of the surrounding area.

Economic context

The creation of a new one-bedroom flat in the area will increase the residential property provision in the area, allowing for extra workers / residents

- 2) Involvement** As there were no representations or objections from neighbours to the previous application, it is not considered likely that there will be any objections or concerns from neighbours over this new reduced application.
- 4) Design**
- a) Use** Residential dwellings
- b) Amount** Additional single bedroom flat in addition to existing 3 two-bedroom flats in the building
- c) Layout** Utilises existing bedroom off the half-landing, bringing this space into use as the living room of the proposed flat.
- d) Scale & appearance** The width of the extension to the rear is the same as the existing extension that forms part of the ground floor flat, minimising any visual impact, with the proposed porch further screening the extension from the street, The porch also mirrors the adjacent structure, giving a screened area for the storage of bins. The fenestration has been amended to reduce the existing amount of overlooking of neighbouring properties to the sides of the proposed extension. The bedroom window to the rear of the extension looks down the garden and across North Place to the flank wall of the building on the far side of the road, some 22 metres distant.
- e) Landscaping** The landscaping is to remain as at present with hard-landscaping to the entire site
- f) Access -** Access to the site is currently by way of a path from Norfolk road & rear access is from the access off Selborne road. Neither of these access routes is to be altered as a part of the proposed works.