

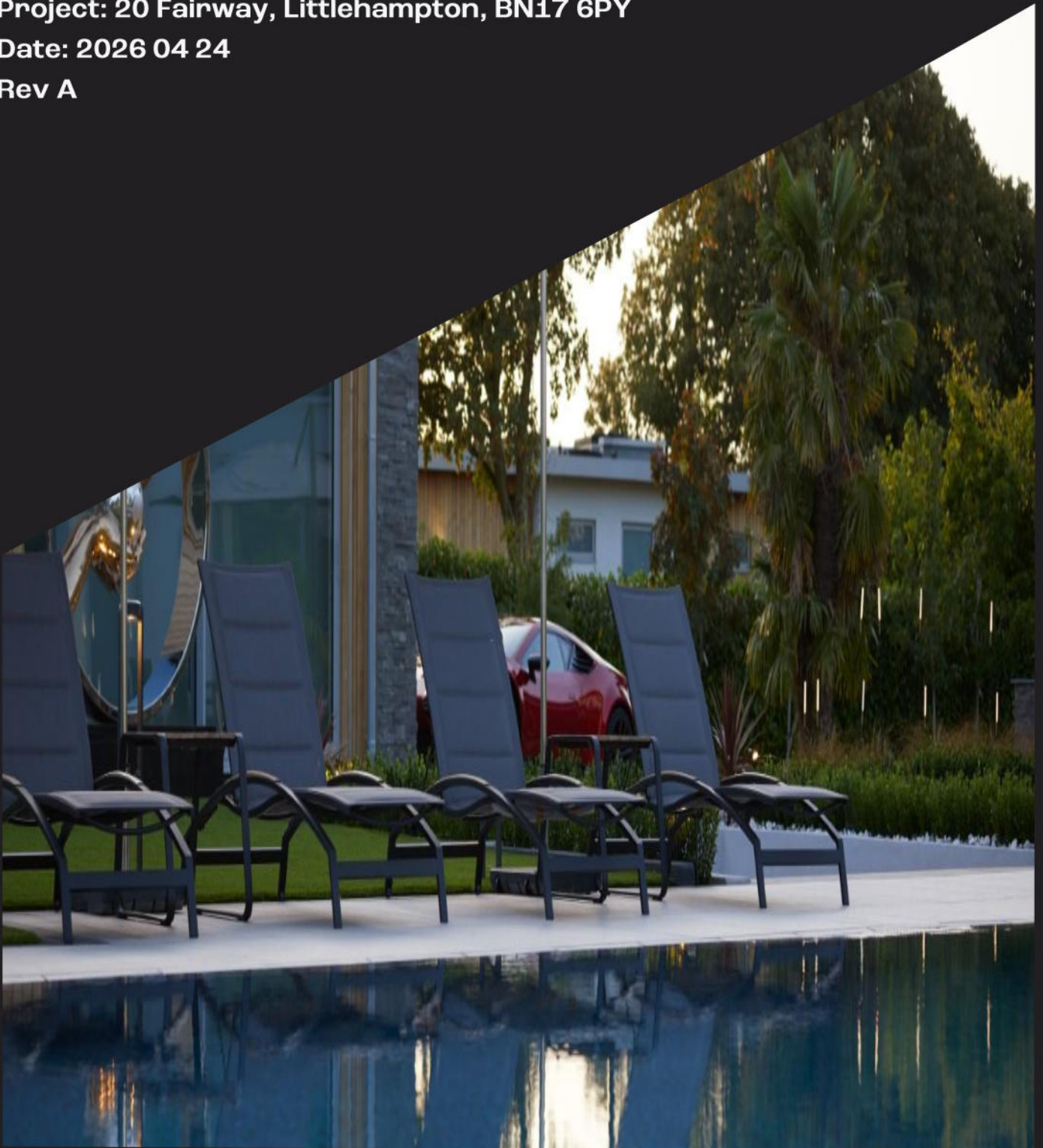
ANQT

Design and Access Statement

Project: 20 Fairway, Littlehampton, BN17 6PY

Date: 2026 04 24

Rev A



Introduction

The subject property of this application is a side and rear extension to an existing semi-detached bungalow at 20 Fairway.

The extension aims to enable the senior couple living here to age in place comfortably, adapting their home for later-life needs without relocation. It also provides essential additional space to welcome visiting children and grandchildren. This thoughtful layout transforms their currently cramped home into a more spacious and family-friendly environment.

The area is dominated by bungalows, with two-story houses the exception. The current house is only 84.9m². For comparison, a two-story London house has a footprint of approximately 55m². Therefore, there is limited space, and the family desperately needs an extension to improve their quality of life.

Extending upwards is not an option, as the host property is a semi-detached bungalow. It would therefore destroy the building's balance and adversely affect the street view. The most discreet option would be a side and rear extension. The rear extension will be in line with the neighbours' conservatory. The site consists of two outbuildings, one of which is a garage and the other a brick-built storage room. There is a brick garden wall about 1.8m high surrounding the garden, facing Fairway. This wall type is typical of the area.

The extension will be shielded from the street by the brick garden wall and the outbuildings. This extension will be very discreet and will not adversely affect the street scene. The proposed extension will have two sets of sliding doors, providing better access to the garden and a smoother transition between the internal living space and the external private garden.

The other half of the semi-detached house, 9 Starboard Walk, has a conservatory at the rear. Even if the extension is granted permission and constructed, the conservatory will be the dominant feature when viewed from the street.

There are examples of similar extensions in the area. The most notable is No. 2 Fairway, which has a large side extension with a lean-to roof projecting out from the main house, as shown in the photograph below.



No. 2 Fairway

The current proposal on the host site is completely subservient to the main house and is concealed behind the wall, while No.2 butts onto the adjacent garden wall.

Another example of a side extension in similar circumstances is No. 6 Seagate Walk. As shown in the photo below, the extension projects outward towards the street.

The new extension includes a kitchen, which significantly improves the house's internal layout and functionality.



No. 6 Seagate Walk

The Design Strategy

The design is discreet and mostly shielded from the street by the existing brick wall. The extension has a flat roof with rooflights to bring in better quality light. The large sliding doors integrate the house with the garden. The walls are painted white to match the existing, and the flat roof will be dark grey.

The extension will be constructed to current building control standards, which will significantly improve its thermal insulation, and additional insulation will also be installed internally on the walls and roof. This will bring energy costs down.



The image above is the existing Street View of No. 20 Fairway



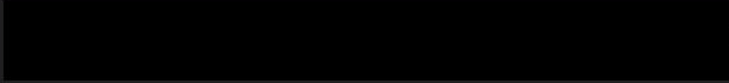
The image above is the proposed Street View of No. 20 Fairway- small palm trees shall remain as per the existing image.

Access Statement

The proposed extension allows for generous living spaces and an accessible living room, dining and kitchen. Given that the house is on one level, it makes it easier to adapt it for later living as and when needed. The garden will have level access from the sliding doors to the rear of the property as well.



For further information email us at:



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