

DESIGN AND ACCESS STATEMENT

**6 Ancton Way
WEST SUSSEX
PO22 6JN**

**May 2026
Rev A 03.06.26**

Contents

1.0	Introduction	3
2.0	Site and Surroundings	4
3.0	Planning History	6
4.0	Proposed Extension Works	6
5.0	Design- Principles & Concepts	10
6.0	Access- Principles & Concepts	10

1.0 INTRODUCTION

- 1.1 This planning statement is submitted in support of an application for a Legal Development Certificate for the erection of a small rear extension at 6 Ancton Way Middleton-on-Sea West Sussex PO22 6JN

The application should be read in conjunction with the plans and drawings as follows:

SDF-LP-01	- Location Plan
SDF-BP 01	- Block Plan
SDF-EX GA 01	- Existing Plan
SDF-EX ELEV 01	- Existing Elevation 1
SDF-EX ELEV 02	- Existing Elevation 2
SDF-GA 03	- Proposed Layout Plan
SDF-ELEV 01	- Proposed Elevation 1
SDF-ELEV 02	- Proposed Elevation 2
SDF-RP 01	- Roof Plans

2.0 SITE AND SURROUNDINGS

- 2.1 6 Ancton Way is a detached house sitting at the North end of a residential cul-de-sac which is characterised by a mixture of semi-detached and detached bungalows and houses.
- 2.2 The property sits within a middle plot, with neighbours to either side, set back from the road and accessed by two driveways. The site is bounded by timber fencing to the east and west boundary and is screened by trees and shrubs to the remaining boundaries
- 2.3 The site lies within a built-up area.



Street View 1



Street View 2



Front elevation



Side Elevation



Rear Elevation 1



Rear Elevation 2

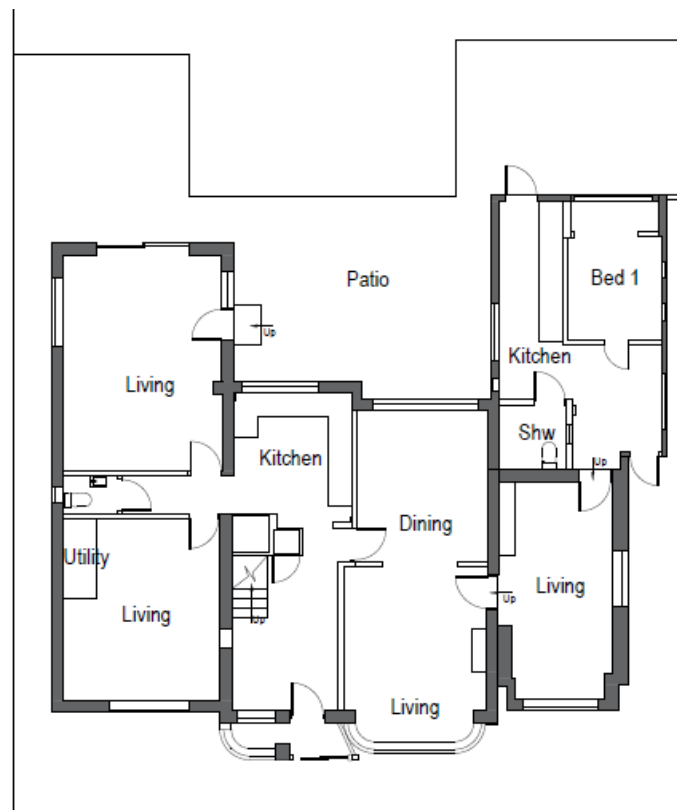
3.0 RELEVANT PLANNING HISTORY

- 3.1 M/22/87 Extension comprising garage games room, 2 bedrooms and bathroom
06.04.87 Approved conditionally
- 3.2 M/81/18/T Tree pollarding and pruning.
18.10.18 Approved conditionally
- 3.3 408061 Fensa
Replacement of 3 no. windows

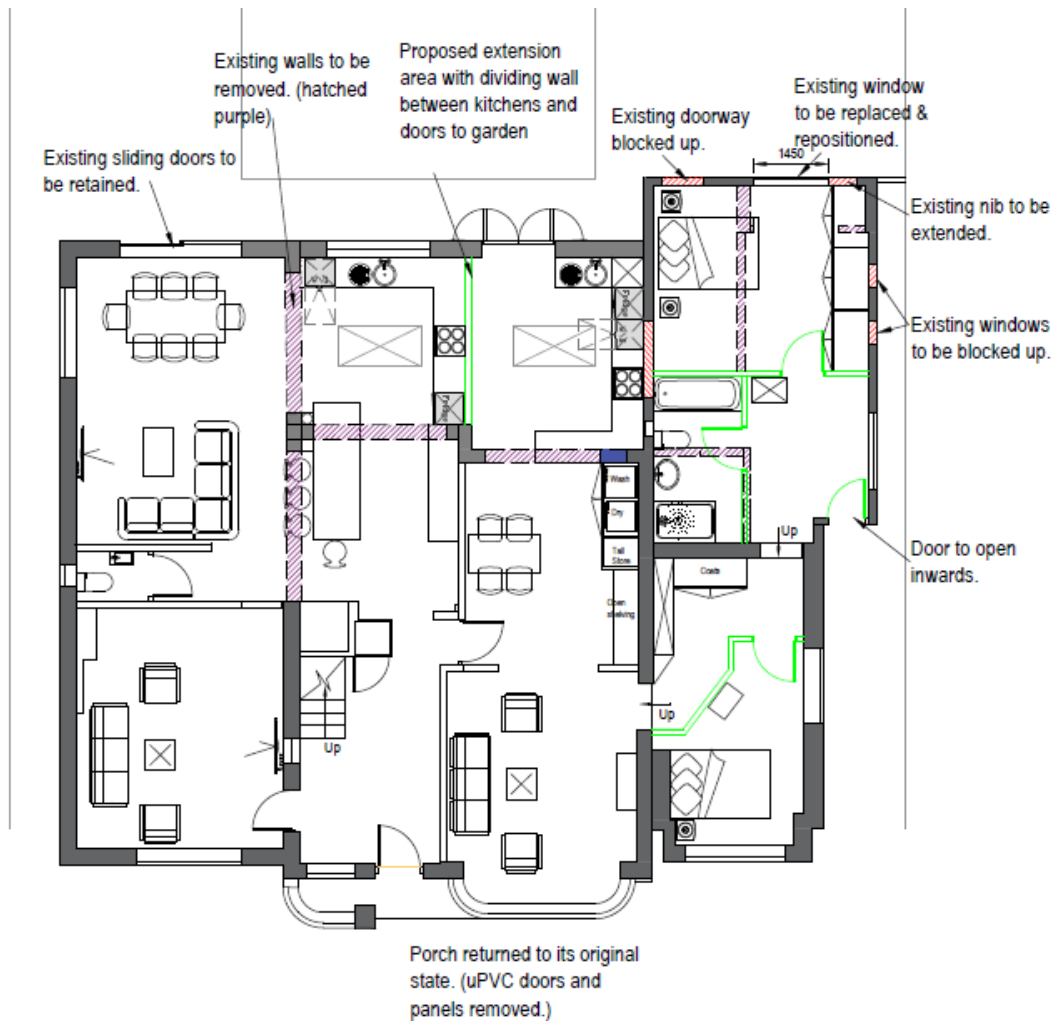
4.0 PROPOSED EXTENSION WORKS

- 4.1 The application seeks a Legal Development Certificate for a single storey flat roof rear extension measuring 6.6M wide x 3.5M deep and 2.9M high. This will enable the relocation of the kitchen to provide a more family friendly space adjacent to the living room and opening onto the garden, to take full advantage of the garden space.

Plan View- Existing



Plan View - Proposed



- 4.2 It is proposed that the rear extension would have a flat roof and that all new materials would match with the existing.

Existing Front Elevation

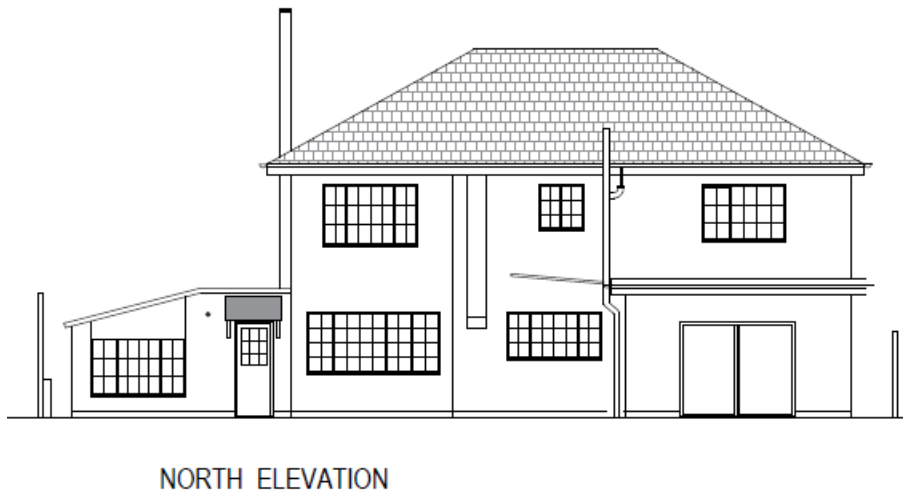


SOUTH ELEVATION

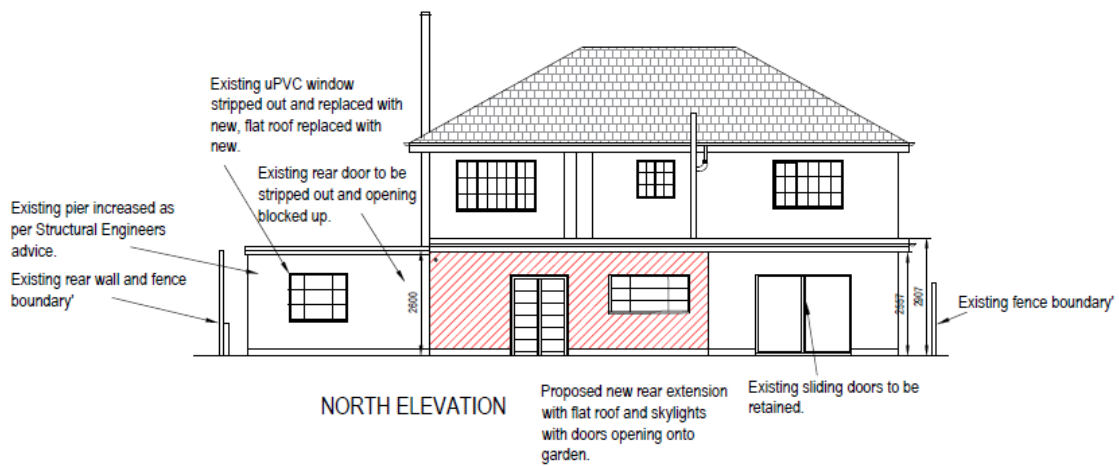
Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation



- 4.3 The proposed extension is some 5m from the western boundary and over 4m from the eastern boundary and is between existing single storey projections and so would not cause any harmful residential effects of over-shadowing or over-looking nor would it have an adverse effect on the established character of the surrounding area.
- 4.4 The situation of the site is in a built-up area where the principle of development is acceptable. The proposed extension would relate to the existing established residential development in the immediate area. The proposed use would therefore be in context with surrounding residential development as it would be in keeping with the existing built form that surrounds the site.

5.0 DESIGN - PRINCIPLES AND CONCEPTS

- 5.1 The application envisages the extension of the existing residential unit while retaining the essential character of the building.
While the building has no heritage designation the alterations to its fabric have been kept to a minimum and where additional windows and doors have been introduced these would be in the style of the original 'Critall' windows to be more in keeping with the original house design.
- 5.2 In addition the proposed rear extension is not visible from the street and therefore there is no change to the street view.
- 5.3 The proposal would see the retention of the trees which surround the site which would be protected during the course of the works.
- 5.4 Finally, the site is located within a built-up area where the principal of development is acceptable.

6.0 ACCESS – PRINCIPLES AND CONCEPTS

- 6.1 The main access to the house is through the porch with a sliding uPVC door. It is proposed that the uPVC doors and side panels are removed and the porch returned to its original state with the existing 'Critall' style window retained and refurbished. It is proposed that the entrance to the annex is repositioned to the Eastern elevation again with a 'Critall' style door and side panel. The existing door to be replaced with a window in the same position.

Proposed East Elevation

