



113 West Front Road, PO21 4TB  
Design and Access Statement

## **Proposal**

Roof Extension and Alterations at 113 West Front Road, Pagham, PO21 4TB

### **1. Introduction**

This Design and Access Statement accompanies a revised planning application for the extension of the roof space at 113 West Front Road, Pagham. The proposal includes:

- Raising the ridge height modestly
- Adding gable ends to both front and rear elevations
- Introducing a small balcony overlooking the sea
- Installing balcony roof windows to enjoy east and west vistas
- Creating internal spaces for entertainment, gym, and office use

This application is informed by extensive planning history, including pre-application advice, two formal refusals, and a dismissed appeal (Ref: APP/C3810/D/25/3363681, associated application P/117/24/HH).

### **2. Site Context**

113 West Front Road is located within a coastal residential area in Pagham, West Sussex. The property is a single-storey bungalow contributing to the low-rise character of the area, which has been identified as an Area of Character and a non-designated heritage asset by Arun District Council. The surrounding properties exhibit a mix of styles, with some incorporating roof-level accommodation discreetly within existing envelopes. The site benefits from uninterrupted sea views to the south and open vistas to the east and west.

### **3. Planning History and Evolution of Design**

#### **Pre-Application Advice**

Initial feedback encouraged sensitivity to the area's character and scale, particularly regarding ridge height and massing.

#### **Application P/117/24/HH**

- Proposed raising of the roof, side gables, dormers, and rear balcony.
- Refused due to concerns over bulk, scale, and impact on the character of the area.

#### **Appeal APP/C3810/D/25/3363681**

- Dismissed on 3rd September 2025.
- Inspector cited harm to the low-key aesthetic and contribution to the Area of Character.
- Noted that other properties achieved upper floors without increasing roof height or bulk.

#### **Current Proposal**

This revised scheme directly responds to all previous feedback:

- Reduced ridge height increase (approx. 0.5m vs. 0.7m previously)
- Minimised bulk on east and west elevations
- Smaller, integrated balcony with minimal visual impact
- Retention of key vistas from the host dwelling
- No side dormers, preserving the roofline integrity

### **4. Design Justification**

#### **Scale and Massing**

The revised design maintains the bungalow's modest scale while allowing functional use of roof space. The gable ends are proportionate and reflect vernacular forms found locally.

#### **Visual Impact**

The proposal respects the street scene and avoids dominating neighbouring properties. The balcony is recessed and designed with frameless glass balustrades to reduce visual intrusion.

#### **Materials**

Materials will match existing finishes, including:

- Clay roof tiles

- Painted render
- Powder-coated aluminium windows and doors

### **Sustainability**

The scheme incorporates:

- High-performance insulation
- Natural ventilation via roof windows
- Low-energy lighting and heating systems

### **5. Access**

Access to the property remains unchanged. The internal layout will be reconfigured to provide:

- A staircase to the new roof space
- Accessible entertainment, gym, and office areas

No changes are proposed to external access or parking arrangements.

### **6. Planning Policy Context**

#### **Local Policy – Arun Local Plan (2011–2031)**

- Policy D DM1: Design quality – the proposal respects local character and scale.
- Policy HER DM3: Non-designated heritage assets – the revised scheme avoids harm to the Area of Character.
- Policy H SP4: Housing mix and quality – supports improved living standards through sensitive extensions.

#### **Neighbourhood Plan – Bognor Regis NDP**

- Encourages high-quality design that respects local distinctiveness.

#### **National Policy – NPPF (2023)**

- Paragraph 135: Supports well-designed places.
- Paragraph 203: Requires balanced judgement for non-designated heritage assets.
- Permitted Development Guidance: This proposal exceeds PD limits due to ridge height increase and balconies, hence full planning permission is sought.

### **7. Conclusion**

This application represents a refined and responsive design that:

- Learns from all previous refusals and appeal feedback
- Minimises visual impact while enhancing internal functionality
- Preserves the character of the area and key vistas
- Aligns with local and national planning policy

We respectfully request that Arun District Council consider this revised proposal favourably.