

18 Liverpool Gardens, Worthing, West Sussex, BN11 1RY

Applicant: Michael Carter

23rd July 2018

Site address:

55 Milton Avenue
Rustington
West Sussex
BN16 2PL

My ref. 17-109

Your ref.

Design and Access Statement

Description of Works

Demolition of garage and construction of dwellinghouse.

Amount

The dwelling will be 5.35 metres wide, 14.2 metres deep at ground floor and 10.8 metres deep at first floor.

The eaves height will be 4.9 metres, the ridge height will be 7.9 metres.

Layout

The position on the site has been selected to respect the building line of properties to the north and south.

The main entrance will face west with one off street parking space. The private rear garden will be to the east.

Appearance and Scale

The dwelling will be modest in scale.

Materials and form will reflect other properties in the area with brick ground and first floor walls and rendered / timber framed walls at first floor facing the road (west).

It is contended that the property in terms of size, position and appearance is not materially detrimental to the street scene nor detrimental to the amenity of occupiers of adjacent properties to a degree to warrant refusal.

The spacing between the proposed dwelling and adjacent dwellings is similar to spacing seen elsewhere in the road and locality.

Landscaping

1.8 metre timber fences to north, east and south boundaries. Permeable block paving to south forecourt.