
Design and Access Statement

11 Old Manor Road, Rustington, West Sussex, BN16 3QU

July 2007

This Household Planning Application is for the conversion of an existing unused loft within the roof-space of No. 11, Old Manor Road.

The proposal, illustrated in drawings 1029-01 and 1029-02 involves the alteration of the roof to form a gable to the north elevation, together with the addition of 5 rooflights – 2 to the front elevation and 3 to the rear elevation.

Internally, this allows the creation of a master bedroom and associated bathroom within the roof area, creating a three-bedroom bungalow and solving a space and storage problem for the young family that owns the house. Rooflights are positioned at 1.5 metres above finished floor level, negating any overlooking issues to adjacent properties.

It is considered that the proposal represents a successful way of extending the existing house in an appropriate and sensitive manner. The proposal does not affect neighbouring properties; it is 5.3 metres distance from the proposed gable to the neighbouring 9 Old Manor Road, with two garage access drives and a fence between the properties. Several bungalows in the surrounding area have been granted permission in the recent past to both extend roofs and create dormers within roofs; this proposal does not resort to adding dormer windows and affecting the aesthetics of the dwelling.

The access arrangements of the bungalow are unchanged. WC facilities are present of the ground floor and the proposed staircase into the roof complies with Building regulations.