

# DESIGN AND ACCESS STATEMENT FOR A SINGLE STOREY SIDE EXTENSION AT AYLINGS COTTAGE, WEST WALBERTON LANE, WALBERTON.

## Introduction:-

A Design Statement is required as the proposal lies within the Walberton Green Conservation Area.

This statement is submitted as a Planning Statement to substantiate the application and to justify its submission assessing the criteria of its design in being acceptable and not result in providing an adverse impact on the Conservation Area.

The proposal is a single storey extension to increase family gathering areas.

The proposal is to the rear of the property with no part of the proposal visible from any angle of West Walberton Lane.

Aylings Cottage is located on the northern side and at the eastern end of West Walberton Lane close to the local shops and is an area with a mixture of substantial family homes.

The property is of a chalet style gable ended plain tiled roof with two rear dormer projections and several previously approved single storey extensions.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan. The site is within an appointed Conservation Area within the defined built-up and settlement areas and is confirmed on the maps provided with the Arun District Plan.



### Heritage Statement:-

The original property is a period detached 18th Century chalet property.

The property has a plain tiled gable to gable roof with front and rear gable ended tiled dormer projections with walls of colourwash brickwork and flint work incorporating a mixture of white painted softwood Georgian and barred window frames..

The property has been extended in the past with a western single storey projection with a fully hipped tiled lean-to roof at a lower pitch than the main property.



**Amount:-**

The proposal will add 39 sq. metres to the ground floor.

**Scale:-**

The height of the new eaves will be 2550mm above ground level incorporating a tiled 'catslide' roof at the western end to match the lower level eaves of the existing western projection roof to ensure that no part of the proposal can be viewed from West Walberton Lane..

**Landscaping:-**

There are no proposed changes to the landscaping.

**Appearance:-**

The proposal is to provide a modern design with four panel bifold doors and two window frames positioned symmetrically and all within the northern elevation.

In line with the modern design a simple flat roof incorporates a stylish roof lantern providing a wash of natural light to the family living area.

**Access:-**

No alterations have been made to the access.

**Conclusion:-**

The proposal is a low level modern designed addition mixing old and modern living that is shielded to the rear with several mature trees on the northern boundary plus good distances to both side boundaries with fencing and hedges and therefore has no detrimental impact on adjoining properties.

As stated previously the proposal cannot be viewed from any angle from West Walberton Lane and is therefore deemed not to adversely impact the Conservation Area.