DESIGN & ACCESS STATEMENT

FOR

Proposed Re-construction of an Existing Garage

and Associated Internal Alterations at

35 Worthing Road, Horsham, West Sussex

Context:
35 Worthing Road is a typical, two storey, period house, with a single garage to the west, sited on the south side of Horsham. The house was built after the turn of the 20th century, on the south side of Horsham. The house still enjoys its original form.

My client seeks permission to demolish the existing garage, in favour of a larger garage. At the same time, minor alterations will be carried out in selected areas of the main house. This will include the formation of a front elevation open porch, together with a canopy over the pedestrian door access, to the garage.

In April 2014, my client obtained Planning Consent, under application DC/14/0445, for single storey, rear and side extensions and the conversion of the existing garage into utility room. This Consent expired before any work was undertaken.

In March 2018, DC/18/0318 Planning Consent was granted for the proposed works; however, mainly due to Covid restrictions, etc. this Consent has expired before any of the work was implemented.

Amount:
The existing garage covers a foot-print of 16.24 sq.m. The replacement garage will have a footprint of 27.82 sq.m. This is 4.18 sq.m. less than that approved in 2018. Internal alterations will be carried out in order to modernise the building.

Layout:
The existing house layout and room use will not alter.

Scale:
The pitched roof, over the replacement garage, will be subservient to the main house roof-lines, particularly as the ground rises very slightly towards the west.

Landscaping:
Landscaping will not alter.

Appearance:
An open porch will be formed on the front elevation, to serve the main entrance. A canopy roof will also be built over the pedestrian entrance to the replacement garage. The street scene will be improved by these enhancing features. The replacement garage will have a pitched roof.

Access:
Vehicular and pedestrian accesses will not be altered.

General:
I am of the opinion that the scheme is still in keeping with current policy and will benefit the occupants of this property.

Please do not hesitate to contact me should you have any questions regarding my client's intentions.

Graham Askew
22nd March 2024