



Design and Access Statement

16 Chanctonbury

May 2026

Construction of a single storey side/rear extension, together with 2 roof lanterns and all associated works at 16 Chanctonbury, Ashington RH20 3QE

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1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for the construction of a single storey side and rear extension at Ashington.

The proposal seeks to provide additional living accommodation to improve the functionality and usability of the existing dwelling while respecting the character of the property and surrounding residential area. The development has been carefully designed to integrate sympathetically with the host dwelling and neighbouring properties.

2. Site and Surroundings

The application site comprises an existing residential dwelling located within an established residential area on Chanctonbury, Ashington. The surrounding area is characterised predominantly by detached and semi-detached residential properties of varying architectural styles and forms, many of which have been altered or extended over time.

The dwelling benefits from an existing side and rear garden area capable of accommodating the proposed extension without resulting in overdevelopment of the plot.

The site is accessible from the existing highway and benefits from established pedestrian and vehicular access arrangements which will remain unchanged as part of the proposal.

3. Design Principles

Scale and Form

The proposed extension is single storey in scale and has been designed to remain subordinate to the existing dwelling. The extension wraps around the side and rear of

the property, creating additional internal accommodation while maintaining an appropriate relationship with the existing built form.

The modest height and footprint ensure the proposal integrates comfortably within the site and does not appear visually dominant when viewed from neighbouring properties or the public realm.

Appearance

The proposed materials are intended to complement the appearance of the existing dwelling and surrounding residential character. External walls are proposed to match or closely resemble the existing dwelling in terms of brickwork and colour palette, while the roof materials will similarly be selected to harmonise with the host property.

Two roof lanterns are proposed within the flat roof element to introduce natural daylight into the enlarged internal living spaces. The roof lanterns are modest in scale and positioned sensitively to minimise visual impact while enhancing the quality of accommodation internally.

Glazing and fenestration have been designed in a simple and contemporary manner appropriate to the scale and style of the extension.

Layout

The extension has been designed to improve the functionality and flow of the internal accommodation, creating enhanced family living space and better connectivity between internal and external areas.

The proposal maintains adequate private amenity space within the rear garden and preserves the overall balance between built form and open space on the plot.

4. Impact on Residential Amenity

Due to its single storey scale and carefully considered positioning, the proposal is not considered to result in any significant adverse impact upon neighbouring residential amenity.

The extension has been designed to minimise overshadowing, loss of outlook, and overbearing impacts to adjoining properties. The inclusion of roof lanterns rather than elevated side-facing windows also assists in preventing overlooking and protecting neighbour privacy.

Overall, the development is considered compatible with the established residential character of the area and neighbouring occupiers.

5. Access

Existing pedestrian and vehicular access arrangements to the property will remain unchanged.

The proposal does not alter parking arrangements or access to the site and therefore will not adversely affect highway safety or accessibility.

Internally, the proposed layout improves circulation and accessibility within the dwelling through enlarged and more usable living accommodation at ground floor level.

6. Sustainability

The proposal represents an efficient enhancement of an existing residential property through the extension and improvement of current accommodation rather than new standalone development.

The incorporation of roof lanterns will increase levels of natural daylight within the property, reducing reliance on artificial lighting and improving energy efficiency and occupant wellbeing.

Construction materials will, where practicable, be sourced to match existing materials and comply with current Building Regulations standards relating to thermal performance and energy efficiency.

7. Conclusion

The proposed single storey side and rear extension at 16 Chanctonbury, Ashington, has been carefully designed to complement the existing dwelling and surrounding residential context.

The development is modest in scale, appropriate in appearance, and will provide improved living accommodation without causing unacceptable impacts upon neighbouring amenity or the character of the area.

The proposal is therefore considered to accord with relevant local and national planning design principles and is respectfully recommended for approval.

It must be stressed that if the council needs any further information to access our application, that our delegated case officer should email the agent prior to making a formal decision, and we would be more than happy to assist further.

We are aiming to work proactively with the LPA in order to create a high-quality environment and believe this proposal enhances not only the host dwelling but also the local area, and should, therefore, be considered for planning approval.

Yours Sincerely,

Amar Vara
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