

DESIGN AND ACCESS STATEMENT

Re: Southwell Cottage, Lidsey Road, Bognor Regis Bedroom and Ensuite Extension

CONTEXT

The applicant is applying for planning permission for an extension to the property for the provision of a ground floor WC to suit the needs of Mrs Barbara Kalz. Mrs Kalz has significant access problems which is making access to the existing first floor facilities hazardous, and local authority grant funding has been allocated to enable the construction of a suitable ground floor bedroom and ensuite. The works are subject to Disabled Facilities Grant funding under the 'staying put' scheme.

USE

The use of the property is as a residential unit providing family accommodation.

AMMOUNT OF DEVELOPMENT

The scale of the development amounts to the construction of single storey extension with access from the existing hallway. The family currently do not use this access point to the house as they prefer to use to doorway on the West elevation.

LAYOUT

The overall layout is designed to have minimum impact on the garden area and surrounding environment.

SCALE

The increase in internal floor area is 15m². The existing floor area to the two storey dwelling is 110m².

ACCESS

Access will be from the hallway.

LANDSCAPING

No trees or hedges are proposed to be removed.

APPEARANCE

The external walls will be to match the existing rendered and painted elevations and 2no Upvc double glazed windows.

OTHER MATTERS

Rainwater from the new flat roof will be disposed of via a new soakaway.

Foul drainage will also be disposed of via the existing drainage system which is connected to a septic tank located on the property.

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