

Design Access Statement for
108 Manor Way
Aldwick Bay Estate
Bognor Regis
PO21 4HR

108 Manor Way **Aldwick Bay Estate**



Forward.

Hunters Close is set in the Aldwick Bay Estate, Bognor Regis. The property, 108 Manor Way, lies within one of Arun District Council's conservation areas.

The property, formally 1&2 Hunters Close has already been granted change of use to one single dwelling from 2 purpose built flats, and the current owners wish to modernise the property and utilise its potential.

The application comprises the removal of the existing hedge to the North elevation and replaced with a rendered block wall painted to match the house and new hedge screening behind.

Along with the new wall and hedge the existing drive entrance is to be relocated to the Eastern boundary, with new metal gates to match the existing veranda railings.

USE.

The property is solely for domestic use.

Amount.

The proposed new drive, hard standing and turning area will be approximately 93m² out of the total area of 600m² the property sits in.

Layout.

The new drive has been positioned to utilise the front garden in an efficient manner.

Scale.

The proposed new drive and hard stand is about 15% of the total land available.

Landscaping.

The removal of the existing privet hedge will allow the new block wall, rendered and painted to match the house and a new hedge screen to be planted providing privacy. The new drive gates will be constructed to match the existing veranda railing. The existing flag stone drive will be replaced with a new gravel drive.

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Appearance.

The new wall and hedge will provide privacy and tidy the bitty appearance as it is. The painted block wall to tie in with the house and veranda making the property a whole lot neater in its general appearance.

Access.

The existing flag stone drive will be replace in its new location with a permeable gravel drive.