
Sussex Building Consultancy Limited



Design and Access Statement for 16 The Fairway Bognor Regis PO21 4ES.

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Revision :

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1.0 Introduction

- 1.1 The application is for detailed planning approval for two single storey extensions, one for a bed sitting room for a dependant relative and the other to provide additional utility area.

2.0 Site Description

- 2.1 The existing dwelling is a 3 storey detached house set in comfortable grounds within the Aldwick Bay Conservation area.
- 2.2 The main thatched dwelling has been extended in 2010 to provide a rear single storey kitchen extension with a linked are to the garage.
- 2.3 The property has painted calcium silicate brick finish with white PVC framed double glazed windows.

3.0 Planning History.

- 3.1 BR/182/80/T – Remove a blackthorn tree.
- 3.2 AW/174/10/ - Rear single storey extension, front extension to form porch and garage extension.

4.0 Planning Policy

- 4.1 Designation applicable to this site, within the built boundary and the Aldwick Bay Conservation Area with some trees covered by Tree Preservation Orders.
- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy AREA2** - Conservation Area.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.

5.0 Design Proposal.

- 5.1 The proposal is to provide a new bed-sitting area for a relative of the owner's family to stay with a degree of care. The extension will project a distance of 3,435 mm forward of the main elevation, however, this is still 600 mm short of the projection of the adjacent properties garage, (No. 15 The Fairway), note that the previous, and still current, planning approval (AW/174/10) was granted for a similar width extension projecting 1,500 mm from the front.
- 5.2 The other smaller extension provides for extended utility area adjacent to the garage.
- 5.3 The proposed extensions are to be constructed in the same architectural style as the existing dwelling with materials to match.

6.0 Use

- 6.1 Residential use for the current owners.

7.0 Amount

7.1 The new floor space created by the development is 41 m2.

8.0 Site Layout

8.1 The site layout remains unchanged, save for the new front extensions.

8.2 The utility extension is 3.0 m2 and minor in nature, the bedsitting extension protrudes 3,435 mm from the front of the house but still 600 mm shy of the existing garage extension next door.

9.0 Scale

9.1 The scale of the proposed extensions is considered appropriate to the surroundings, with the existing house being 3 storeys, the extensions are subservient in design and retain the original house as the dominant feature of the building.

10.0 Landscaping

10.1 As shown on the floor plans.

11.0 Trees

11.1 There are some trees to be removed to make way for the bedsitting extension, they are a T1 - Buddleia (3.0 metres high), T2 Palm (4.5 metres high) and a T3 Holly (2.5 metres high).

11.2 None of these trees are deemed of any real specimen or size.



12.0 Appearance

- 12.1 The appearance of the proposed extensions will be sympathetic to the existing house and the special nature of the Aldwick Bay Conservation Area. The siting will not be overbearing to any adjoining properties nor will they detract from the street-scene in any way.

13.0 Materials

- 13.1 Painted face brick and plain concrete tiles will match that used with the existing house.

14.0 Access

- 14.1 Vehicular and Transport Links – there will be no changes to the existing arrangement.
- 14.2 Inclusive Access – The access arrangements to and within the new extensions will comply with the requirements of Approved Document 'M' to the Building Regulations.

15.0 Sustainability

- 15.1 All materials will be sourced from a sustainable source where possible and the construction of the extensions will comply with the requirements of Approved Document 'L' of the Building Regulations for energy use.

16.0 Flood Risk

- 16.1 The site is located within Flood Zone 1 as indicated on the Environment Agency plans.
- 16.2 Floor levels will be the same as existing.

17.0 Drainage

- 17.1 Foul water drainage – new drain runs will be taken to existing private drains which are then taken to the public foul water sewerage system.
- 17.2 Surface water drainage – to discharge into new soakaways located in the front garden at least 4.5 metres from any building.