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PLANNING, DESIGN AND ACCESS STATEMENT (IN ACCORDANCE WITH APPENDIX 'A')

**re: PROPOSED CONVERSION AND CHANGE OF USE OF EXISTING LOUNGE
DINING AREA INTO RETAIL FABRIC AND UPHOLSTERY SHOP UNIT
TOGETHER WITH NEW LOUNGE/DINING EXTENSION TO REAR OF PROPERTY
AT 19 ROSE GREEN ROAD, BOGNOR REGIS, PO21 3EU**

CONTEXT

The existing property is a semi-detached three bedroomed chalet bungalow fronting Rose Green Road.

The first floor accommodation consisting two bedrooms, w.c. and shower room was constructed in 1992 and approved under building regulation application no. AW/101/92/B dated 17th July 1992.

The proprietor, Mrs. J. South, has recently retired from her life-long full time job as manageress in nursing homes caring for seriously mentally impaired people. She now wishes to open her own small business as a cottage industry from her own property selling and producing fabric and haberdashery items.

This application therefore applies for the change of use of her existing front dining and lounge areas to be suitably altered internally to provide a workshop and display area that would be open to the public. To compensate for the loss of the existing lounge and dining areas it is proposed to construct to the rear of the property a lounge/dining extension with mansard pitched roof, all as generally indicated on the attached drawing nos. 5051/1-9 inclusive.

Planning application forms for the proposed change of use together with planning application forms for the proposed lounge and dining extension are attached herewith together with the respective local authority fee.

PLANNING

The proposal does not materially affect the front elevation and street scene apart from the proposed signwriting as indicated.

This area of Rose Green Road is predominantly a shopping area with continuous shops on the opposite side of the road and to the south side is the existing parade of shops including butchers, chemist and post office. To the north end there is a solicitors office.

In the whole of Rose Green and the Aldwick area there are no other fabric or haberdashery shops, so it is considered the proposal will not materially affect any of the existing traders.

K.E. HILTON, C. Eng., M.I. Struct. E., F.F.B. - Consultant

P. HAYERS - Assistant Engineer

C.R. Barrow - Assistant Engineer

AMOUNT

The proposed retail shop outlet provides an area of 28 sq. metres which is formed by the removal of certain walls, all as indicated on the plans.

The proposed lounge and dining area is approximately 20 sq. metres and is linked to the existing main property and gives access to the existing rear garden.

SCALE AND APPEARANCE

The scale and appearance of the proposals is considered to be in keeping with the general street scene and new materials to the lounge/dining extension have been selected to match the existing main property.

LANDSCAPING

The existing landscaping to the front and rear of the property remain unaltered.

ACCESS

The existing vehicle and pedestrian access remains unaltered and provides off street parking.

FLOOD RISK ASSESSMENT

Not applicable to this application.