

Design and Access Statement

Rear Orangery Extension – 2 The Fairway, Aldwick Bay Estate, Bognor Regis, PO21 4EL.

1.0 Proposed Use

- 1.1 Provision of extended living and dining area to serve existing property.

2.0 Amount of Development.

- 2.1 Single storey rear extension consisting of 26 m2 in internal floor area.

3.0 Layout.

- 3.1 An extended living area opening up the living areas.
- 3.2 The extension is not visible from the streetscene.

4.0 Scale.

- 4.1 The development is subservient to the existing building maintaining the original structure as the dominant form.

5.0 Landscaping.

- 5.1 Landscaping is unaffected by this proposal other than alterations to the existing decking.

6.0 Appearance.

- 6.1 The flat roof will be covered with GRP and fitted with a central lantern roof light.
- 6.2 Walls will be face brickwork.
- 6.3 The folding doors and windows will be painted hardwood double glazed units.

7.0 Flood Risk.

- 7.1 The new extension and site is within flood Zone 1 which is outside the area of extreme flooding.
- 7.2 Floor levels for the extension will be the same as existing.

8.0 Access.

- 8.1 The vehicular and pedestrian access is unaffected by this proposal.