

DESIGN & ACCESS STATEMENT

FOR

PLANNING APPLICATION

FOR

CAR PORT TO FRONT OF GARAGE

AT

**1 ALDWICK PLACE.
ALDWICK.
BOGNOR REGIS
WEST SUSSEX
PO21 4AD**

May 2019



**PDK Architecture and Surveying.
29 Breach Avenue. Southbourne. Hampshire PO10 8NB.
E: paul.clarke@pdkconsulting.co.uk
T: 01243 697164. M: 07879 471 666**

1. Introduction

The proposed alterations will provide a new timber framed open car port over the existing drive to prevent cars being covered in detritus from the adjacent trees.

2. Assessment of physical context

The site is a detached modern design two storey house with an outbuilding of similar design in a residential area. It is located on the junction of Aldwick Place and High Trees. It is surrounded by detached dwellings of a similar nature.

The site and building is not of listed status nor in a conservation area.

The surrounding area is residential.

There are trees around the site, but none that will be affected by the development. The site perimeter consists of 1.8m high timber fencing and hedge.

There is no record of flooding on the site and the site is not in a flood risk area.

The existing building constructed in face brick with a mono pitch flat felt roof and tile hung front elevation.

The proposed location within the overall site is to the North West corner within the existing drive to the garage.

3. Social/economic context and planning context

The proposed car port is to the rear of the main property (Left when viewed from High Trees and rear from Aldwick Place). The elevation treatment is a simple timber frame with polycarbonate roof sheet, the sides will be open. It will have little impact on the street scheme due to the existing timber fence, evergreen hedge and existing trees.

Due to the nature of the work there will be no increase in traffic movements as the car port covers the existing parking on the drive.

4. Design Principles

The development is a simple timber frame with polycarbonate roof sheet and open sides. 5.3m wide and 5.6m long.

The maximum height at the building is 2.4m reducing to 2.2m.

There will be no change to the existing landscaping.

5. Sunlight

The new layout will have no detrimental effect on any adjacent buildings.

Prepared By PJC

May 2019

Extract from EA flood map showing site is not at risk of flooding.

Site

