

DESIGN, PLANNING AND ACCESS STATEMENT FOR A SINGLE STOREY EXTENSION AT 20, HEWARTS LANE, ROSE GREEN, BOGNOR REGIS.

Introduction:-

This statement is prepared in support and amplification of the planning application for a single storey extension on behalf of Aldwick British Legion.

Following the closure of Bognor Regis British Legion in Bognor Town Centre membership has increased providing the necessity for an enlarged hall with added facilities.

The application site lies to the south of Hewarts Lane in Rose Green to the west of Bognor Regis Town Centre close to nearby shops and petrol station.

The extension is proposed to the eastern side of the club alongside a public footpath linking Robins Drive to Hewarts Lane on an unused part of the surrounding tarmacadam areas.

The club has been previously extended to provide a Games Room extension AW/100/88 and toilet facilities extension AW/57/97 as well as an open sided shelter AW/86/08 which was never implemented and was to be positioned where the new extension is proposed.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan. The site is within the defined built-up and settlement areas and is confirmed on the maps provided with the Arun District Plan.

Amount:-

The proposed extension will add an additional 330 sq.metres of floor area to the existing footprint of the building.

It is intended to re-position the existing office, gents and ladies toilets within the new extension with the addition of a disabled toilet with baby changing facilities and a fully working kitchen to create a larger seating area to the main hall.

The office has been positioned to the front of the extension so the manager can oversee visitors and deliveries.

Layout:-

The main hall is to be continued to be accessed from the existing entrance with direct access to the office, gents, ladies and disabled facility toilets as well as the kitchen which is to be provided with a serving hatch.

Landscaping:-

No alterations.

Appearance:-

The extension is to be single storey with a flat roof and a fascia height to match the existing with a 500mm anti-vandalism overhang.

The northern elevation fronting Hewarts Lane is to be provided with a 1200 x 1200mm window serving the office and a 1800 x 1200mm window to the seating area of the main hall.

No openings are to be provided in the eastern elevation.

One of the existing gent's toilet windows to the southern elevation is to be removed and provided with a rear access door to the kitchen to give direct access to the rubbish and re-cycling bin area.

Access:-

No alterations are to be made to the existing vehicular access and parking facilities.

A secure bicycle rack is to be provided near the southern boundary.

Conclusion:-

The proposal will provide improved facilities to its members in a unused area of the site and enhance the provision of help and support provided at Branch level to a National Institution.