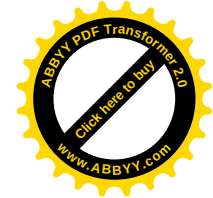


Mr G D Rogers
49 The Drive
Bognor Regis
West Sussex
PO21 4DS



Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

15th November 2012

Design & Access Statement Ref AW/238/12

Use

Vehicular and pedestrian access to 49 The Drive, Bognor Regis, PO21 4DS. The requirement for the replacement of the drive and pathway surface of 49 The Drive has arisen due to the failure of the original paved surface. The original slabs have become loose and are potentially dangerous as a trip hazard. Due to the amount of loose slabs it was decided that the best course of action was to replace the entire surface of the drive and paths.

Amount

Limited to the existing drive and pathways.

Scale

The scale of the works is the same as the original plans and the highlighted proposed plans supplied by Coastway Contractors.

Layout

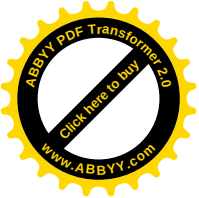
The existing driveway and path layout will not be altered dimensionally. The plans submitted by Coastway Contractors confirm that the original layout will be maintained. This will mean that there will be no effect what so ever to access to the property or any other areas such as lawned areas or grass verges. There will be no affect to neighbouring properties.

Landscaping

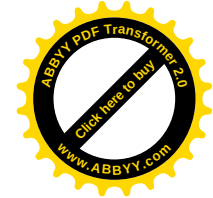
There will be no requirement for landscaping of any kind.

Appearance

In order to keep the aesthetic appearance of the drive and paths in line with the existing black rope edgings and black bricks in the decorative walling, black welsh slate was chosen as the new surface. This will also enhance the property maintaining the character of the estate.



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Access

There will be no change to access to 49 The Drive or neighbouring properties as there is no change to the layout.

Developments within or affecting conservation area, a listed building or its setting, archaeologically sensitive areas, scheduled ancient monuments or historic parks and gardens

The property is within a conservation area on the Craigweil Private Estate and due care and consideration was taken to conserve the aesthetic appearance. Various alternative replacement surfaces were considered including chip & tar, block paving, patterned concrete and black welsh slate. Black welsh slate was chosen due to its quality and that it will complement the property and estate.

Yours sincerely

Mr G D Rogers