

**Design and Access Statement
within the
Aldwick Bay Conservation Area**

**Householder Planning Application
Arun District Council**

**226 Manor Way
Aldwick Bay
PO21 4HS**

1.00 INTRODUCTION

No 226 Manor Way is a detached dwelling situated within the conservation area on the Aldwick Bay Estate. The building sits within a larger than average garden plot fronting Manor Way with an enclosed front garden/large drive, and an enclosed large rear garden.



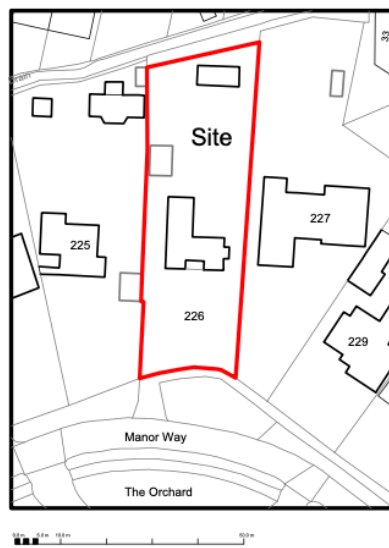
Front Elevation

2.00 PROPOSAL:

The demolition of existing single detached garage and construction of new single storey utility/pool room and new single side garage.

3.00 LOCATION:

No 223 Manor Way is a detached dwelling situated within the Aldwick Bay Estate.



Location Plan

Scale 1 : 1250

4.00 ASSESSMENT OF PHYSICAL CONTEXT:

The property faces south across Manor Way towards The Orchard with a large front garden mainly laid to garden and driveway.

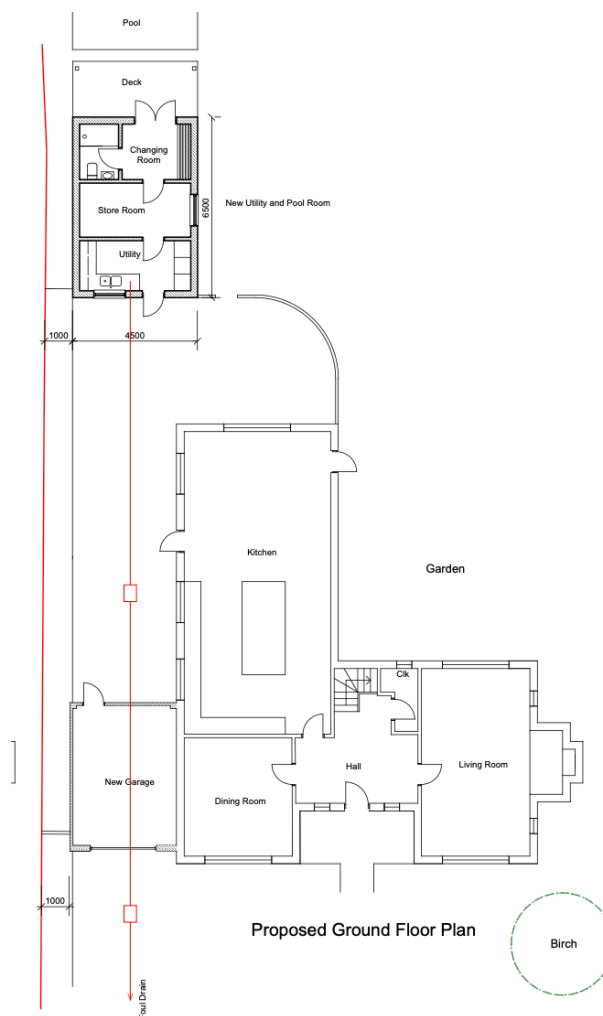
The adjacent properties are of differing architectural styles to the existing building which dates from the 1930's.

5.00 ACCESS:

The proposals do not change access arrangements to the site from the highway which is via a gated drive and pedestrian gate. The on curtilage parking remains the same with a provision for least 4 cars plus the proposed new garage.

6.00 LAYOUT:

The proposed single storey utility/pool room and new garage will be constructed in the area of the existing drive and demolished garage.



Proposed Plans

7.00 SCALE & APPEARANCE:

The extensions provide approximately 40m² of additional accommodation. Boundary treatments and planting will be unaffected by the works. The architectural style of the proposed works will match that of the existing house.

8.00 LANDSCAPING:

The main gardens to the front and rear will essentially remain the same with current mixed shrubs to boundaries with mature trees adjacent to Manor Way.

9.00 CONCLUSIONS:

We feel the works are not detrimental to neighbouring properties and the street scene, this application should be granted.