ARUN DISTRICT COUNCIL AW/277/07
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O'NEILL ARCHITECTURAL SERVICES

16 Grosvenor Road, Donnington, Chichester, West Sussex, PO19 8RX

[redacted]

Peter A. O'Neill M.B.I.A.T
J. A. O'Neill

My ref: 0753

Design and Access Statement - Extension & Alterations to form 5no Flats. 10 & 10 A Princess Avenue, Aldwick, Bognor Regis, West Sussex.

I refer to the above proposal and enclose the completed application forms togeather with the necessary fee.

The proposal is to extend and alter the above property to form 4 no 1 Bedroom flats and 1 no 2 Bedroom flat.

Assessment of physical content.

The site lies within a development of mostly 2-storey detached and semi-detached properties with both on site parking and street parking. Many of the properties in the area have been converted and extended to form flats, in a similar form to that proposed.

Social/economical content and planning context.

The development will have no adverse affect on the amenities currevtly enjoyed by adjoining occupiers and the proposal will provide employment for local trades. Furthermore, local suppliers will benefit from further business. The proposal will also contribute to the District Councils housing supply.

Involvement of local interests;

The client held direct discussions with the West Sussex County Councils Highway Authority and agreed to the amount of off street parking created bearing in mind the readily available on street parking adjacent to the site.

Evaluation;

The existing property is excesive in size to be used as two flats, and the existing garden area is too large and not maintained. It was felt that subdividing the existing building into smaller units and utilising the excessive garden area for additional units was the correct use for the site.

Amount of Development;

The proposal is to create 6 no. self contained flats. with parking to a standard agreed with the Highway authority. Cycle storage and a refuse bin area are included. The accommodation provided is suitable to todays sdandards. The extension is single storey, and the existing vehicle access from Princess Avenue is being utilised.

Layout:

In preparing the application, careful consideration has resulted in a satisfactory relationship between the proposed development and and those of the neighbours as well as the overall character of the area.

The layout of rooms has retained the existing as much as possible with the first floor habitable rooms facing to the front and rear to avoid overlooking of adjacent properties.

Scale:

The opportunities and constraints of the site were carefully considered and it was believed that the site has been put to good use by the amount of development proposed. The existing main 2-storey structure is retained as much as possible with the extension being kept low, single storey, to minimlse the effect on adjacent properties.

Design Prinviples:

It will be seen from the submitted drawings that the design has been influenced by the scale and external features of the existing, adjacent properties and those in the locality.

The existing building has been altered as little as possible and the extension is to be constructed in materials and to a scale sympathetic to the existin building.

The brick walls and plain tiled roof are in character with the prevalent properties in the locality.

Inclusive access and vehicular and transport links.

The site lies approximately 1,500 metres from Bognor town centre and is within close proximity of the Aldwick shops. The site lies on a bus route to both Chichester and Bognor Regis, and is within close proximity of main southern trunk roads.

Access to the flats and the internal arrangement of units has been kept as simple as possible and will comply with the building regulations.

Conclusion:

From the above it will be seen that the proposed development has been carefully considered in order to provide good quality low cost small units in order to comply with Government and Local Plan Policies. The proposal would have no adverse affect on the character of the area or the amenities currently enjoyed by the occupiers of the adjacent properties.

Should you require any further information then please let me know.

P. A. O' Neill