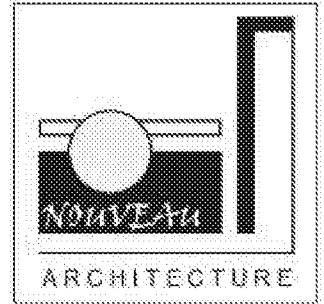




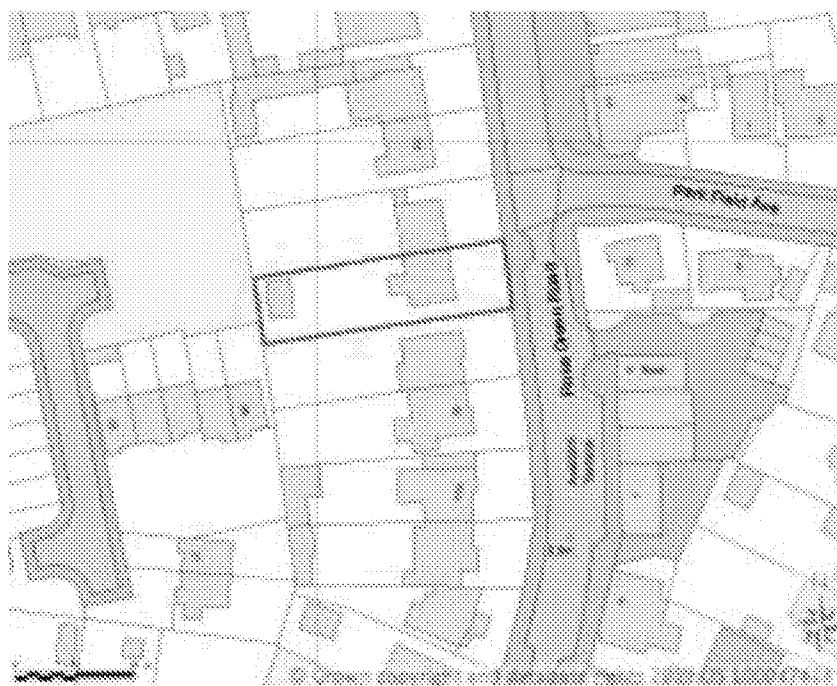
DESIGN & ACCESS STATEMENT

FOR WORKS TO
19 ROSE GREEN ROAD
BOGNOR REGIS
PO21 3EU



INTRODUCTION

This Design and Access Statement has been prepared in support of an application for Planning Permission for change of use from A1 to C3a, a new single storey rear extension, construction of a dormer window to the rear elevation and internal alterations to the floor plans at 19 Rose Green Road Bognor Regis PO21 3EU. The application is made on behalf of our clients Mr & Mrs Lodge.



Location Plan - Application site marked in red

The purpose of this document is to support and illustrate by the proposed design and should be read in conjunction with the submitted drawings PL01 – PL07.

BACKGROUND INFORMATION

The existing property consists of a retail shop (Use class A1) to the front of the building with the remainder of the property being residential (Use class C3a). Planning approval for the shop was obtained in March 2015 as noted below.

The property is a semi-detached building with accommodation over 2 floors with a later single storey uPVC conservatory to the rear. The front of the building faces East and looks out over Rose Green Road. The rear of the building faces West and overlooks a good sized and well maintained garden.

Externally the building is finished in painted render under a red tile roof. The windows and doors are white uPVC.

RELEVANT PLANNING HISTORY

Ref: AW/14/15/PL

Change of use of existing lounge/dining area to retail (A1 Shops) together with new residential extension to rear.

19 Rose Green Road Aldwick PO21 3EU

Approved 30/03/2015

Ref: AW/128/17/HH

Single storey rear extension

29 Rose Green Road Aldwick PO21 3EU

Approved 16/06/2017

THE PROPOSAL

The proposals consist of converting the shop at the front of the building back to residential use and will be reinstated as a Sitting Room. It is proposed to demolish the existing uPVC conservatory and construct a single storey flat roof extension with a lantern light above to provide an open plan kitchen, living dining area.

At first floor level it is proposed to construct a flat roofed dormer to the rear roof slope.

Internally it is proposed to make alterations to the ground floor layout to provide a better flow and reinstate the wall previously removed to create the shop which will become the Sitting Room.

The palette of materials selected has been specifically chosen to match the existing building. The external walls to the new extension will be finished in a painted render over a good quality brick plinth. Windows and doors will be white uPVC.

The dormer will be clad with vertical tile hanging.

The flat roofs to the extension and dormer will be finished in a single ply membrane in a 'Lead Grey' colour.

Rainwater goods are to be black half round plastic to match existing.

The extension as shown on drawing N306/PL04 extends 5.478m to the west which encroaches into the 45 degree outlook from the centre of the nearest window of the adjoining property no. 21 by 1.9m. This encroachment is no

greater than previously approved for the previous application for a single storey rear extension ref: AW/14/15/PL as noted in the officer's report.

Furthermore the distance from the boundary to the extension is approximately 200mm greater with no windows on the north elevation thereby alleviating any issues relating to overlooking or loss of privacy.

FLOOD RISK

The site is located within a flood zone 1 with a low probability of flooding as can be seen in the Environment Agency Flood Map shown below.



PARKING and ACCESS

The proposed alterations will not introduce any new issues with regard to parking or access.

CONCLUSION

We believe the proposals are appropriate to the property and will be in keeping with the area, furthermore we do not feel that there will not be any loss of amenities to neighbouring properties.

The proposals are a reflection of how our clients intend to use their house and by making these alterations will allow them to fully enjoy their home and garden.

APPENDIX A – Photographs



Photograph 01 – Existing west elevation



Photograph 02 - Showing the side access to the rear of the house



Photograph 03 - Showing rear elevation of the neighbour's property no. 21