

Design and Access Statement

Replacement Sun Room Extension, New Porch, Fenestration Changes and New Access Gate - 21 Drive, Craigweil, Bognor Regis, PO21 4DU.

1.0 Proposed Use

- 1.1 Provision of amended and extended living area to suit the owners needs.
- 1.2 The new access gate is to provide privacy and security for the dwelling.

2.0 Amount of Development.

- 2.1 Single storey replacement sun room development is 12.2 m2 and has the same dimensions as the extension it replaces save for a square ended gable rather than the hexagonal end.
- 2.2 The new porch is 2.8 m2 in floor area and is formed by infilling the existing overhang, the open porch canopy is 4.0 m2 in in plan area.
- 2.3 The new access gate sits within the existing gate posts fronting the highway.

3.0 Layout.

- 3.1 Internal layout is to change to suit the owners needs, otherwise little is changed.

4.0 Scale.

- 4.1 The development is subservient to the existing building, the porch is to sit under the existing overhang.

5.0 Landscaping.

- 5.1 Landscaping is unaffected by this proposal.

6.0 Appearance.

- 6.1 The overall appearance of the building will have changed little with the development, the two external additions have a similar style as existing and is considered complementary.
- 6.2 The roofs will be laid to the same pitch with tiles to match existing. Walls will be face brickwork to match existing.

7.0 Flood Risk.

- 7.1 The new extension and site is within flood Zone 1 which is outside the area of extreme flooding.

7.2 Floor levels for the extension will be the same as existing.

8.0 Access.

8.1 The vehicular and pedestrian access is unaffected by this proposal save for the new entrance gate.