

PLANNING STATEMENT FOR PART CONVERSION OF GARAGE TO FORM BEDROOM AT FLAT 3, 27, PRINCESS AVENUE, ALDWICK, BOGNOR REGIS.

Introduction:-

This statement is prepared in support and amplification of the planning application by Mr. B. Brooks to section off part of the garage to form an additional bedroom.

This statement is submitted as a Policy, Design and Access Statement to substantiate the application and to justify its submission.

The Development Plan comprises of the West Sussex County Council Structure Plan and the Arun District Council Local Plan.

The application site is located on the south-west corner of the junction of Princess Avenue with Aldwick Road and to the west of the Aldwick Shopping Parade.

27, Princess Avenue is a block of nine flats constructed in brickwork under a tiled roof.

Flat 3 is located on the ground floor of the north-east corner of the block fronting Princess Avenue and Aldwick Road.

The Proposal.

Is to section off part of the internal garage to form an additional bedroom but still retain a smaller garage which could garage a 'Smart' car.

Amount:-

The proposal adds no additional floor area.

Layout:-

The door to the new bedroom is to be accessed from the hall through the existing fire door opening.

Scale:-

Not applicable

Landscaping:-

Not applicable

Appearance:-

It is proposed to replace one of the existing windows on the northern elevation and serving the garage with a central post to accommodate the dividing partition between the garage and new bedroom.

Access:-

Not applicable

Conclusion:-

The conversion will have no affect on the amenities of the neighbouring properties.