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This Design & Access statement is in support of a Householder Planning Permission to be submitted to Arun District Council for a Single Storey Extension to the side of the property.

This statement will demonstrate how the design of the scheme complies with the relevant planning policies at national and regional level.

Reference should be made to the submission drawings for details of the proposals, ref:

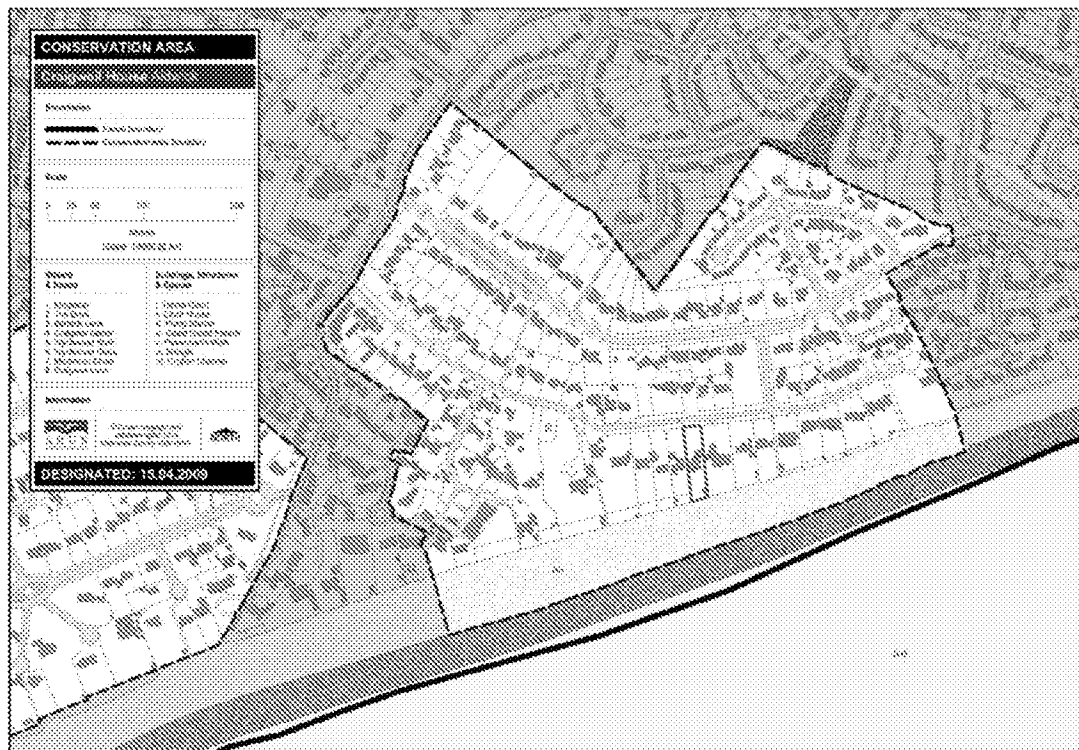
PP-267

- 01 Existing Site & Location Plans
- 02 Existing Plans
- 03 Existing Elevations
- 04 Existing Section
- 05 Proposed Site and Location Plans
- 06 Proposed Plans
- 07 Proposed Elevations
- 08 Proposed Section

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The application site extends to an area of approximately 1415m

The property is set within the Craigwell House Conservation Area and is part of a 70 year long development of the area. The conservation has much rich history and preservations that must be understood and abided by in order to protect this estate from over development.



The estate is made up of many different styled properties from across the ages with the majority being residential, made up of one or two storeys and varying in sizes.

Access to 60 The Drive is via Barrack Lane close to Pryors Lane which offers bus services to Bognor Regis.

The detached property is set a good distance back from the road and consists of two storeys with stone/rendered walls, white double glazed windows under a mix of flat and tiled pitched roofing. The front garden consists of tarmac for parking and access to the garage, lawn and mixture of vegetation and mature/well-established trees.

The rear of the property is accessed externally via the side gate or through the property where there is paving, lawn/vegetation/trees and a mixture of masonry and timber fencing to the boundary lines.

The site does not appear to be of listed status or appear to be in a flood risk zone (according to EA flood map).

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The property does not have any relevant planning history to date.

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The applicant will be seeking approval for a householder planning application for a Single Storey Extension to the Side of the Property.

The policies contained within the National Planning Policy Framework published 27th March 2012 will apply. The proposal has also been considered with particular regard to Arun District Council's current Local Plan, the Conservation Area Statement (Craigwell House, Aldwick), Article 4 Directions and all relevant Supplementary Planning Guidance, Planning Documents and material considerations.

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The existing main dwelling is for residential use.

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The proposed single storey extension will increase:

- 2 The ground floor GIA (not including garage or gym spaces) from 108m² to 131m²

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The proposal will provide an orangery space and will expand the current properties ground floor space.

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The proposal has been designed to be sympathetic to the host building by adopting similar design/construction techniques.

The extension will be made up of rendered walls to match existing, a GRP flat roof with parapet walls, roof lantern and double french doorways to maximise the intake of natural daylight, helping to make the new space more efficient and sustainable.

This application assures that there will be no change to any part of the property visible from the Drive and no trees will be affected.

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The rear/side part of the garden will be adapted to allow for the newly extended space. The extension will have no impact on any major landscaping and will only see the removal and relocation of paving.

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Access to the house will stay as existing.

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- 2 The proposal has been considered with regards to the National and Local plan policies.
- 2 The proposals would be appropriate in terms of design and appearance in relation to the main building and surrounding area and will maintain, reinforce and enhance the character and quality of the property.
- 2 The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built up area or landscape.
- 2 Regarding local policy considerations, the proposal is:
 - o Well designed, sited and detailed in relation to the existing property, adjoining properties and to the surrounding area;
 - o It would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
 - o It takes account of the existing space around buildings and the character of the area.