

DESIGN AND ACCESS STATEMENT FOR SINGLE STOREY REAR EXTENSION,  
DETACHED OUTBUILDING, ALTERATIONS TO EXISTING OUTBUILDING  
AND BOUNDARY SCREEN AT 70, THE DRIVE, CRAIGWEIL.

**Introduction:-**

A Design Statement is required as the proposal lies within a Conservation Area.

This statement is submitted as a Planning Statement to substantiate the application and to justify its submission assessing the criteria of its design in being acceptable and not result in providing an adverse impact on the Conservation Area and the adjoining property of 72, The Drive.

The Drive is located at the southern end of Barrack Lane, close to the local shops and is an area with a mixture of substantial family homes.

The site lies to the eastern end and to the south of The Drive and has a beach front location.

The property is a substantial family home built in the 1970/80's with with render and colourwash walls under a gable to gable tiled roof.

It is proposed to remove an existing bay window and demolish part of an existing single storey sun room to erect a single storey rear extension to match the existing rear projection across the whole back of the property and a 'wrap-around' extension to link up with an existing utility room extension all under a new flat roof incorporating three new roof lanterns.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan. The site is within an appointed Conservation Area within the defined built-up and settlement areas and is confirmed on the maps provided with the Arun District Plan.

**SINGLE STOREY EXTENSION:-**



REAR PROPERTY SUN ROOM TO BE PART DEMOLISHED



REAR PROPERTY BAY WINDOW TO BE REMOVED



REAR PROPERTY EASTERN END

Amount:-

The proposal will add 46 sq. metres to the ground floor.

Scale:-

The height of eaves will match the existing.

Landscaping:-

There are no proposed changes to the landscaping.

Appearance:-

The proposal is to be detailed with a 3700 x 1700mm high window frame as a replacement to the existing fenestration, a 5650 x 1700mm high window frame and a 5000mm wide five panel bifold doors within render and colourwash walls to match the existing under a flat roof incorporating two 3500 x 1250mm and a 1800 x 1800mm roof lanterns.

Access:-

No alterations have been made to the access.

OUTBUILDING:-

The proposal is to erect a 8000 x 3050mm outbuilding to be used as a boat store with an external finish in Grey/Green Marley Cedral cement boarding with two access doors under a flat roof.

ALTERATIONS TO EXISTING OUTBUILDING:-

The proposal is to extend the existing outbuilding used as a store by 1000mm to the north and 1300mm to the south.



#### BOUNDARY SCREEN:-

The proposal is to provide an 1800mm high clear glazed screen panels with metal posts incorporating two gates to provide direct access to the beach.

#### Conclusion:-

The proposal improves existing family accommodation with a single storey extension in materials matching the existing and is not detrimental to neighbours or the wider Conservation area.