

DESIGN & ACCESS STATEMENT R1 27/11/12

In respect Rear Decking
at

Property / Site address:	The Lamb Inn, The Square, Angmering, West Sussex, BN16 4EQ		
Applicant Name:	Mr Lee Newbon	Agent Name:	Mrs E Galloway
Applicant Address:	Badgers Ham Manor Way Angmering West Sussex BN16 4JQ	Agent Address:	41 Willowhayne Avenue East Preston West Sussex BN16 1PL
Phone:	01903 775724	Phone:	01903 859176

1. Design

1.1. Amount

The proposal is for the erection of 39Sq.M. of decking surrounded by Fencing of 1.89M high (as shown in plans and photographic example of fencing). It is proposed to locate the decking to the rear of The Lamb Inn to form an external seating area for patrons.

1.2. Layout

The layout, as shown on the plans, will be in the corner of the car park. The proposal will be positioned over two existing car parking areas, (1 of which is unusable due to protruding tree roots). It will be adjacent to the existing rear buildings of The Lamb.

1.3. Appearance & Original Features

The features of The Lamb Inn itself will not be affected by the proposal.

2. Access

2.1. Vehicular, Cycle & Pedestrian

Two car parking spaces will be reduced by the proposal but 1 is already unusable due to tree routes protruding onto the parking space causing a hazard to any car trying to park in the space. There is currently a hatched area (equivalent to approximately 1 car parking space) which allows pedestrian access to the adjacent park. It should be noted that there is no 'right of way' access for public across the car park which is solely in the ownership of The Lamb Inn and the applicant. The access to the park is an informal arrangement.

A pathway is also retained for the owner of Conyers to exit his rear garden. This is also not a 'right of way' but an informal arrangement.

3. Neighbouring properties and street scene

3.1. The proposal does not alter or extend the actual building in any way. The hours of usage of the outside seating will be restricted and to 'no later than 10pm'. No lighting will be installed in the area. The 1.89 M high fencing will shield the area. The area is surrounded by parkland on the south, The Lamb Inn itself to the East and the pub car park.

Signed: ...(Liz Galloway) Date...18th October 2012.....

Electronic transmission

On behalf of Mr Newbon