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DESIGN AND ACCESS STATEMENT

PROPOSED DEMOLITION OF EXISTING DETACHED GARAGE AND CONSTRUCTION OF TWO STOREY SIDE
EXTENSION TO PROVIDE GUEST BEDROOM SUITE AND EXTENDED BEDROOM 3

THE WARREN, HIGH STREET, ANGMERING, BN16 4AE

SITE DESCRIPTION

The application site is located on the north side of High Street, Angmering, within the Angmering Conservation Area. The existing house is a semi-detached house dating from 1930's / 1940's, constructed of facing brick externally under a tiled hipped roof and with a prominent 2 storey bay window to the front elevation clad in tile hanging. The house has previously been extended to the rear with a 2 storey extension and a conservatory. A detached garage of concrete panel construction is located adjacent to the western boundary.

PROPOSAL

It is proposed to demolish the concrete garage and replace the boundary definition with close boarded fencing. The existing small single storey extension to the south west corner will be retained and adapted and incorporated into a new 2 storey extension to provide additional family accommodation comprising a guest bedroom suite on ground floor with an extended bedroom and en-suite on first floor above.

The extension has been designed to be subservient to the existing structure with a lower roofline, but constructed in materials to match the existing. The extension is located to give a minimum distance of one metre to the western boundary.

ACCESS

Car parking is provided at the front of the site on a hardstanding area which will be unaffected by the proposal. The existing garage will be demolished. Pedestrian access is from High Street to the front entrance porch, again unaffected by the works. Rear access to the rear garden, kitchen door, etc is provided by the proposal adjacent to the western boundary.

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