

GROVE DESIGN UK

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Planning Department

Arun District Council

Littlehampton

DESIGN AND METHOD STATEMENT

REF – 1 Markfield Bersted Bognor Regis PO22 9HW

RE – Retrospective Planning Application for attached single storey Garage with storage area

The above works were completed some time ago and checked by building control. My client had made enquiry prior to building regarding the need of planning but had not realised the implication for building it attached to the house that did require planning permission, otherwise would have either built separately or applied for permission.

At some point there was a Garage erected on the site, probably as the outline on the Ordinance Survey 1:1250 map attached to this application complete with [but not shown] a dilapidated shed to its rear – the garage was also past reasonable repair.

My client felt best way was to replace both into one building and tidy up the corner of the road in the process. The site road boundary is one constant curve from front to back with the house wall to boundary approx. 400mm wider at the front than the back, so rather than waste useable ground, the front wall is wider than rear one – gives more space to open car doors too. The original curved boundary is still visible on the ground beside the long side garage wall.

Having completed the work some time ago, my client had many approved comments from his neighbours as to the job well done and to a high standard and that it upgraded the whole

entrance into Markfield rather than have the shabby old garage and shed as being rather an eyesore.

As the application is Retrospective [and as have no records of the original], the building has also been there some time, there is only one set of drawings ie Existing and Proposed are both identical.

Internal floor layouts have been included with the Garage Roof Plan on the same level as the 1st floor plan.

The intention of the attached application is to provide / ensure that the current garage extension can meet full planning approval, albeit retrospectively.

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