

Written Statement

This statement has been prepared in support of the application for Full Planning Permission to erect a single lock-up garage at: Ravens Way, Bognor Regis, West Sussex, PO22 9EF.

The application site is currently a piece of flat land in an existing garage compound. The site is accessed from Ravens Way.

My proposal is to erect a single lock-up garage that is in-keeping with the current street scene (the existing garages within the compound) using a traditional prefab pent garage design measuring 4.96m long by 2.59m wide with the following specifications: a white horizontal ribbed up and over galvanised steel door, corrugated galvanised steel roofing with anti condensation drip-stop, white upvc fascias, black guttering to the front with a down pipe, previbrated steel reinforced concrete wall panels with multi spar finish.

The garage will be sited close upto an existing site boundary, so it will not block or obstruct the use of existing garages or the adjacent access and will provide vehicular parking and/or residential storage. The garage will not be used for trading or for the storage of hazardous chemicals.

The surface water that will drain from the roof via the guttering at the front of the garage will flow into the current drainage system within the compound.

The garage will sit on a concrete base which will be reinforced with steel and have a depth of 125mm. The base will be slightly higher than the surrounding area to prevent water ingress. The concrete for the base will be delivered by truck and poured by hose directly into the pre-prepared base foundations frame. Once the concrete base has dried, which may take up to seven days depending on the weather, the concrete prefab garage will be delivered and erected on the base. Because the prefab concrete garage will be made off site, it will only need assembling once delivered. This design minimise the time and noise of construction work involved on site, compared to a traditional brick built garage.

A skip lined with plastic will be on site for all construction waste, this includes material from the ground works, dirty water and concrete waste. No waste or rubbish will be placed or stored outside my site, and the skip will be removed once the base construction has been completed.

I believe my proposal will not cause much increase in trip generation or noise level for the neighboring properties, however a small increase in trip generations can be seen as a positive for security reasons for the whole compound.

Overall the enclosed application presents a scheme that is appropriate to the setting of the site, and will enhance the appearance of the current area.