

DESIGN AND ACCESS STATEMENT FOR SINGLE STOREY EXTENSION AT
31, CLYDESDALE GARDENS, BERSTED.

Introduction:-

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

This statement is submitted as a Policy, Design and Access 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 properties, particularly 32, Clydesdale Gardens.

Clydesdale Gardens is cul-de-sac featuring detached, semi-detached and terraced family properties located to the north-west of Bognor Regis near the junction of Rowan Way and North Bersted Street.

31, Clydesdale Gardens is a three bedroom, two storey end of terrace dwelling set to the north-east corner of Clydesdale Gardens.

The property is a modern property constructed of facing brickwork under a plain tiled roof featuring a 'barn hipped end'.

The application proposes a single storey kitchen and dining area.

Context:-

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.

The proposal is situated on a total plot size of 150 sq. metres.

The proposal is to be positioned to the rear of the property and set 150mm off the shared common boundary with No 32, Clydesdale Gardens.

Amount:-

The proposal will add an additional total of 14.70 sq. metres to the dwelling.

Scale:-

The proposed eaves will be approximately 2900mm above G.L.

Layout:-

The proposal has a projection of 3.30 metres.

Landscaping:-

There are no proposed changes to the landscaping.

Appearance:-

The proposal will be constructed in facing brickwork incorporating a kitchen window frame and a pair of French doors under a flat roof with a 2000 x 1000mm roof lantern.

Access:-

No alterations have been made to the access.

Conclusion:-

The proposal is a typical rear single storey extension replacing the existing conservatory extension.