

BE/34/08

DESIGN AND ACCESS STATEMENT

Proposed one single storey dwelling to be sited in the garden of existing property 11 Ashurst Close, Bognor Regis, PO21 5UJ

1 Introduction - Permission is requested to site a bungalow with garage and off road parking in the large garden of 11 Ashurst Close. Ashurst Close is a cul de sac containing 23 terraced or semi-detached 3 bedroom houses.

Our proposal is to have 3 bedrooms, 1 with un suite shower room, 1 reception room, Kitchen & bathroom.

2. Policy background - Our proposal is in keeping with ADC policy in that it is using an existing space to increase the number of homes available without harming the countryside.

3. Design principles - The suggested design will give a home with ample space and will not be out of place with relation to the other properties in the road. The single storey will mean that it is less obtrusive and more appropriate for the site.

4. Use - The new property would be for residential use. The single storey dwelling will be suitable for able bodied or disabled persons of any age. Suitable for a family home.

5. Amount - The addition of a single storey dwelling will not over develop the area.

6. Layout - The layout of the garden is such that access to the property will be very easy and the original property will still be left with a garden in proportion to the other properties in the road.

7. Scale - Sizes are specified on the accompanying outline drawings.

8. Landscaping - The use of hard landscaping will be linked to the existing tarmac and concrete used at the moment. Taking care that ramps and pathways are incorporated for ease of use by wheelchairs and the disabled. Soft landscaping to be kept in keeping with other gardens in the road.

9. Appearance - It is proposed that the building materials used will be similar in appearance to the surrounding houses in Ashurst Close. The choice of bricks and roof tiles to be the same or of similar appearance. The windows will be of a similar style with double glazed Georgian design glazing bars. The garage door will also be of similar appearance.

10. Access - Access to the site will be from Ashurst Close, over the parking area shared by properties 10 & 11, to which the owners of No 10 have verbally stated they have no objection. There will no hindrance to the access or parking of the existing properties in Ashurst Close. There will be plenty of space for pedestrian and vehicle access to the proposed new property and the existing properties. Photo's supplied.