

7 Offington Lane, Worthing, West Sussex, BN14 9RY

**Proposed demolition of conservatory and
construction of replacement conservatory**

12th May 2011

My ref. 11-026

**Randall Cottage,
111 North Bersted Street,
Bognor Regis,
West Sussex,
PO22 9AF**

Your ref.

Design and Access Statement

Introduction

It is proposed to demolish the existing conservatory and to construct a replacement conservatory.

Use

The subject property is in use as a single dwellinghouse and will remain as such.

Amount

The volume of the existing conservatory is approximately 30m³.

The volume of the proposed conservatory is approximately 60m³.

Layout and Access

The layout and access will remain as at present.

Scale

The scale of the replacement conservatory is compatible with the existing property.

The tall boundary wall on the North Bersted Road side of the site will largely obscure the view of the conservatory from the street.

Landscaping

Landscaping will remain largely as at present.

Appearance

The existing conservatory is considered to be incongruous with the thatched cottage behind.

The replacement conservatory with its square bay on the garden facing elevation is considered to be visually more compatible with the existing property.