

**11, Bedford Avenue, Bognor Regis, West Sussex**  
**Design & Access Statement**

**Context**

The context of this application is to construct a single storey extension on the rear elevation of the property.

**Amount**

The proposed extension amounts to an increase in the floor area of the dwelling of 23,400 square metres ( Gross )

**Layout**

The proposals allows for an extension to provide an enlarged kitchen/dining/family area.

**Scale**

The scale of the proposed extension is in proportion with the existing building & adjacent dwellings.

**Landscaping**

The proposals do not impact on the existing landscaping

**Appearance**

The proposed extension has been carefully designed to complement the existing property & does not have a detrimental effect on any adjacent properties.

**Access**

Access to the site will not be affected by the proposals.

C. R. Fish ~ January 2021