

Planning, Design and Access statement

to be read in conjunction with plans for:

Land North of Sunnyside Cottages, Yapton Road, Barnham PO22 0AZ

Removal of existing buildings and erection of three new build dwellings.

(alternatives to that BN/7/18/PL and BN/48/18/PL)

Site Description

The application site is located to the north of Yapton Road and is accessed by a driveway that runs to the west of Sunnyside Cottages.

The site comprises an open parcel of land containing a large greenhouse, previously used for horticulture and a separate area to the east currently used for storage of motorhomes which contains a small storage building.

Proposed development

The proposal is to remove the existing horticultural building (greenhouse) and the small storage building and replace with three single storey dwellings along with associated works including landscaping parking and turning and a small garden building for one plot.

The buildings will be constructed of timber frame and clad with a mix of timber, brick and render. The roofs will be metal profile sheets, doors and windows will be aluminium.

Consent exists for three dwellings on the site, a single storey dwelling to the north east part of the site was approved under application BN/7/18/PL and two single storey dwelling were approved under application BN/48/18/PL.

The principle of three dwellings here is therefore accepted and the application proposes an alternative scheme to a differing design and marginally different layout.