

DESIGN AND ACCESS STATEMENT FOR A SINGLE STOREY EXTENSION AT OBAN HOUSE, 9-11, VICTORIA DRIVE, ALDWICK, BOGNOR REGIS.

Introduction:-

This statement is prepared in support and amplification of the application made by Mr. R. Rook and Ms. E. Kent proprietors of Oban House to explain the application for a single storey extension to provide sufficient floor area to provide en-suite facilities to two existing bedrooms whilst retaining minimum room sizes.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan.

Oban House is a Residential Care Home situated to the western side and to the southern end of Victoria Drive to the east of the Aldwick Shopping Area and on a direct bus route to Bognor Regis Town Centre and all of its facilities. It is also within easy walking distance to the sea front.

Oban House is a Residential Rest Home comprising of two linked houses with 27 bedrooms and constructed with smooth render and colourwash finish under fully hipped tiled roofs and has been the subject of applications increasing its size and capacity.

This statement assesses the criteria of its design in being acceptable and not result in adverse impact on the neighbouring properties.

Amount:-

The proposal will not add 5.50 sq. metres additional floor area.

Layout:-

The proposal is positioned in a natural recess to the rear of an existing covered link between the two elements.

Scale:-

The proposal will be provided with a parapet wall to match the existing 3450mm above ground level.

Landscaping:-

No alterations are to be made to the current landscaping.

Appearance:-

The rear elevation is provided with the re-positioning of an existing window frame within the smooth render and colourwash walls under a flat roof which will continue across an existing sub-standard link corridor.

Access:-

There are no changes to the existing front pedestrian access and parking facilities.

Conclusion:-

The proposal will provide en-suite facilities to two existing residential bedrooms retaining minimum floor areas and not detrimental to adjoining properties.