

Design & Access Statement

Application for a Lawful Development Certificate for a Proposed use or development.

Garage Conversion

Site Address:
234 Hawthorn Road
Bognor Regis
West Sussex
PO21 2UP

For & on behalf of:
Mr Danney Wells
234 Hawthorn Road
Bognor Regis
West Sussex
PO21 2UP

Ref: DW01/DAS/18

1.0 Introduction

This Design & Access Statement (DAS) supports an application for a Lawful Development Certificate for a proposed use or development.

The proposal is to convert an existing detached single garage into use as a games/study room and would comprise of the necessary building work to upgrade the existing structure in line with the Building Regulations.

The DAS identifies and sets out the key change of use principles applied to the proposal taking into account context and reference to the surroundings.

The DAS follows the standard approach to form and content to support the application.

2.0 Physical Context

The detached single garage and located at 234 Hawthorn Road which is a residential property and considered a domestic dwelling and the proposed garage conversion does not change its use under use class C3.

The garage occupies the Northern part of the site within the existing demise and ownership boundary at 234 Hawthorn Road. It is accessible by the private road that currently provides access to four properties located off Hawthorn Road and these are 236, 234, 238 & 240 Hawthorn Road. This proposal does not affect or change any access or access rights to the current structure or any of these properties.

Further to the North and adjacent the site of 234 Hawthorn Road are garage blocks that serve the properties located in Pinewood Gardens.

Hawthorn Road remains predominately a residential street with mixed use along the road, ranging from a Doctors surgery, Sports ground to care homes.

The street scene comprises of a mixture of detached and semi-detached houses and bungalows that occupy plots of varying sizes.

Properties in Hawthorn Road have been built at different times ranging from 1930's 50's and 90's style properties and in more recent times many have gone through substantial alterations, modernisation and extension.

Located directly south of the garage is the main house of 234 Hawthorn Road only 5.7m away.

3.0 Development

The garage measures approximately 25m². It is proposed to retain all the existing external features, with no significant physical alterations apart from the removal of the existing timber

swing garage doors that are to be infilled with brick work to match the existing and the installation of new French doors.

The access into the site will remain as the existing, off both Hawthorn Road and the private road to the east of the site. There is no proposal or requirement to amend any existing access arrangements to the site.

4.0 Layout and Scale (Accommodation)

The current garage is a single garage and the proposed use will form a new games/study space with WC and shower room, all falling within the internal space already available in the current garage footprint.

The proposed use will not require an extension or increase the size of the existing garage and would form within the existing footprint of the garage.

5.0 Appearance

There is no proposal to significantly alter the current external appearance of the garage apart for the replacement of the existing single door to match the existing window, in white uPVC and to replace the existing timber swing garage doors, infilled with brick work to match the existing and to install new French doors in white uPVC to match.

6.0 Conclusions

The existing property is a domestic dwelling and the proposed garage conversion does not change its use under use class C3 and is considered permitted development and therefore it is considered that planning permission is not required as the conversion falls within class 2 of the General Permitted Development Order 1995 (as amended).

This DAS supports the application for a Lawful Development Certificate for a Proposed use or development.

7.0 Photographs

Photograph 1. Side elevation of the existing garage (Southern elevation).



Photograph 2. Front elevation of the garage (Western elevation).

