

PLANNING STATEMENT FOR NEW 2ND FLOOR FRENCH DOORS WITH JULIET BALCONY AT 6, THE GABLES, NORFOLK SQUARE, BOGNOR REGIS.

Introduction:-

This statement is prepared in support and amplification of the planning application by Mrs. F. Woodruff to replace an existing bedroom window with a pair of French doors and glass Juliet balcony.

This statement is submitted as a Policy, Design and Access Statement to substantiate the application and to justify its submission.

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

The application site is located to the east of Norfolk Square and to the west of Bognor Regis Town Centre which is within walking distance.

The Gables is a block of six two bedroom flats in a mono design with facing brickwork at ground floor level and white colourwash rendered walls above under a flat parapet walled roof.

The upper floor flats have glass panelled balconies which were approved in 1993 and dealt with under BR/232/93.

Number 6 is positioned on the 2nd floor to the northern end of the block.

The Proposal.

Is to replace the existing one pane upvc window with a pair of French door with glass fronted Juliet balcony to match the existing glass balustrade to be sympathetic to the existing elevation and to provide improved sea views.

Amount:-

The proposal adds no additional floor area.

Layout:-

The doors are to serve a bedroom accessed from the hall.

Scale:-

Not applicable

Landscaping:-

Not applicable

Appearance:-

It is proposed to replace the existing bedroom window on the south-east elevation with a pair of French doors and Juliet glass fronted balustrade to match the existing upper flats balustrade.

Access:-

Not applicable

Conclusion:-

The French doors will provide improved sea views and do not affect the amenities of the neighbouring properties.