

Design and Access Statement

Conversion and Extension for New Dwellings at

76 London Road, Bognor Regis

General

This application relates to a vacant building and piece of land to the rear of the above address.

Amount of Development

Having regarded to the characteristics of the street this development would not affect the original building nor would this be harmful to the area. It would make the best use of land and property by retaining a retail unit and the providing a further 4 self-contained flats within an established built up area. The principal therefore accords with Government guidance contained in Planning Policy Statement 3: Housing.

Layout

The proposed dwellings would not extend beyond the present building line of the existing buildings to the east. Consequently, it would not result in any detriment to existing residential surroundings, nor would it cause any overlooking or overshadowing of neighbouring properties.

Scale

The existing street and surroundings are predominately shops with dwellings above and to the rear. The proposed will be of the same proportion depth and height to fit in well with the neighbouring properties. All room sizes for the proposed dwelling have been taken from the Arun local plan Section 13 pg 177 -199.

Landscaping

Landscaping will comprise of a West facing paved area with bin and cycle store..

Appearance

The proposed dwelling will be of timber frame construction so will be sustainable it will be finished externally with a rendered finish with a tile roof to match the existing properties. The new windows and doors will be of the same proportion and design to those shown on drawings provided.

Use

The proposed dwelling will fit in well with its neighbours it will not be out of place in this locality which consists predominantly of residential Flats and retail units.

Access

Pedestrian access into the new dwelling will have a level threshold to comply with Building Regulations.

It is not considered that the creation of the additional dwellings in this location will materially effect traffic calling to or from the site or add to on-street parking in the locality. The site is in a very sustainable location from a public transport and amenities point of view. London Road is on a bus route with a bus stop close by. The site has good pedestrian and cycle links to the town centre and other areas of the town.

It is not considered that highway safety will be an issue with this proposal. The present parking is considered to be acceptable to serve the development and no further parking provision is required on site as Spencer Street is directly opposite and has yearly permits.

Appraisal of Context

The immediately surrounding area is predominantly residential consisting mainly of shops and flats. The proposal would provide extra dwellings in a very sustainable location within the built up area of Bognor Regis. It is a modest form of development that will not cause harm to the existing environment.

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