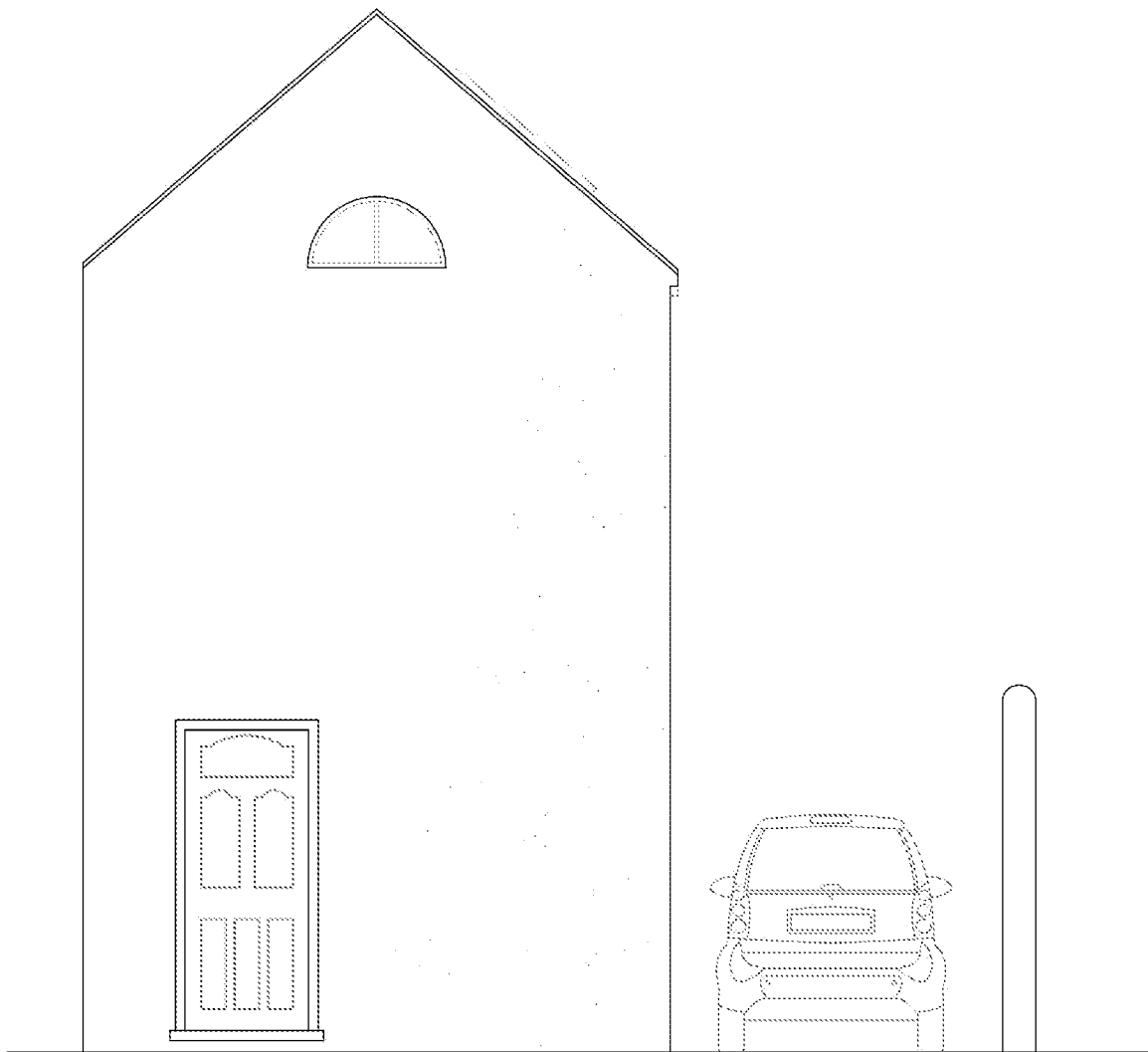


DESIGN AND ACCESS STATEMENT

Proposed Two Storey Extension at:

**Milford Cottage
Market Street
Bognor Regis
PO21 1TD**



Design and Access Statement:

This letter accompanies the Planning Application for a two storey extension which will replace an existing outbuilding.

As agents for the owner – Ms Taylor – we would ask you to consider the following:

The existing property is a one-bedroom dwelling with a small kitchen large enough for only one person to comfortably work in. The bathroom has been divided into two where half was kept by the adjoining neighbour when the original house was split into the two properties which stand today.

The proposed extension will almost double its size and convert the house into a true family property providing an important second double bedroom. The design has been configured to allow friends / relatives to come and stay without interfering on the day to day life of the existing house – it will have its own access from the street allowing visitors to come and go as they please without causing a disturbance.

The extension has been designed sympathetically to minimise the impact on the neighbouring properties. No windows will be installed on the Southern elevation so as to protect the privacy of the neighbour who already has an open terrace at first floor level. No windows will be fitted to East the except for a high-level arched window to allow light into the bedroom.

The only change to the access of the site will be to shift the parking spot to the North by a few metres. The existing outbuilding is far too small to be used as a garage, (it only has three walls too which makes it impossible to enclose any vehicle within) and its space will be more suited to creating a family sized property.

The design of the proposal will feature painted rendered walls to the exterior along with slate roofing to match the existing property. Existing materials will be re-used where possible to minimise the impact on the environment.

The vaulted ceiling in the upper floor has allowed us to keep the rooms light and airy whilst minimising the impact on the neighbours through the use of roof-lights.

The use of pre-insulated panels will reduce the time spent on site constructing the extension as the frame will be pre-cut and shipped to site as a kit. This will reduce the noise pollution associated with construction projects and also allow the project to be completed faster.

If we can provide any further details or material samples please do not hesitate to contact us

Yours sincerely

Jason Smith – myplanningapp.co.uk