

**PLANNING DESIGN AND ACCESS STATEMENT FOR THE RE-
ESTABLISHMENT OF EXISTING DWELLING TO FORM FORMER PAIR OF
SEMI-DETACHED BUNGALOWS
AT 27/29, HIGHCROFT CRESCENT, BOGNOR REGIS**

Introduction:-

The application is submitted as a Planning, Design and Access Statement on behalf of Mr. C. Weller and proposes the reversal of BR/194/14/PL to form the former bungalows No 27 & 29.

The site lies on the edge, but within the Zone 2 Flood Risk Area as viewed on the Department of the Environment Planning Flood Map.

A separate flood risk assessment has been submitted with the application.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan. The site is within the defined built-up and settlement areas and is confirmed on the maps provided with the Arun District Plan.

The Proposal:-

Is to revert the converted four bedroom dwelling back into two two bedroom bungalows.

Biodiversity Statement:-

A 'walkover' Biodiversity Investigation has provided with no evidence of species listed on the Council's Biodiversity Checklist.

Extra measures are to be installed such as an additional native species wild flower garden and bird nesting boxes.

Amount:-

There is no change to the floor areas.

Layout:-

The removal of the original Part Wall to form an opening in 2014 is to be bricked up.

Landscaping:-

The erection of 1800mm high boundary fence between the rear gardens.

Appearance:-

No changes to the external appearance.

Access:-

No changes to the vehicular accesses.



Conclusion:-

The proposal will re-establish the original dwellings with no additional extensions and no additional external hard surface areas.

Climate Change Statement:-**Water Efficiency:-**

The new mains water connections will include water meters as a statutory requirement by Portsmouth Water.

The bathrooms are already fitted with low dual flush toilets and flow regulated spray taps to all basins with flow regulated showerheads to all showers.

Water efficient dishwashers and washing machines are to be installed within the kitchens.

The dwelling's rainwater presently runs off into existing soakaways.

General:-

A separate refuse and recycling storage areas are to be re-established.