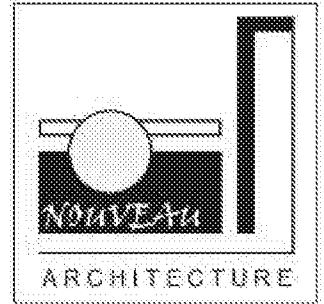




DESIGN & ACCESS STATEMENT

FOR WORKS TO

9 Annandale Avenue

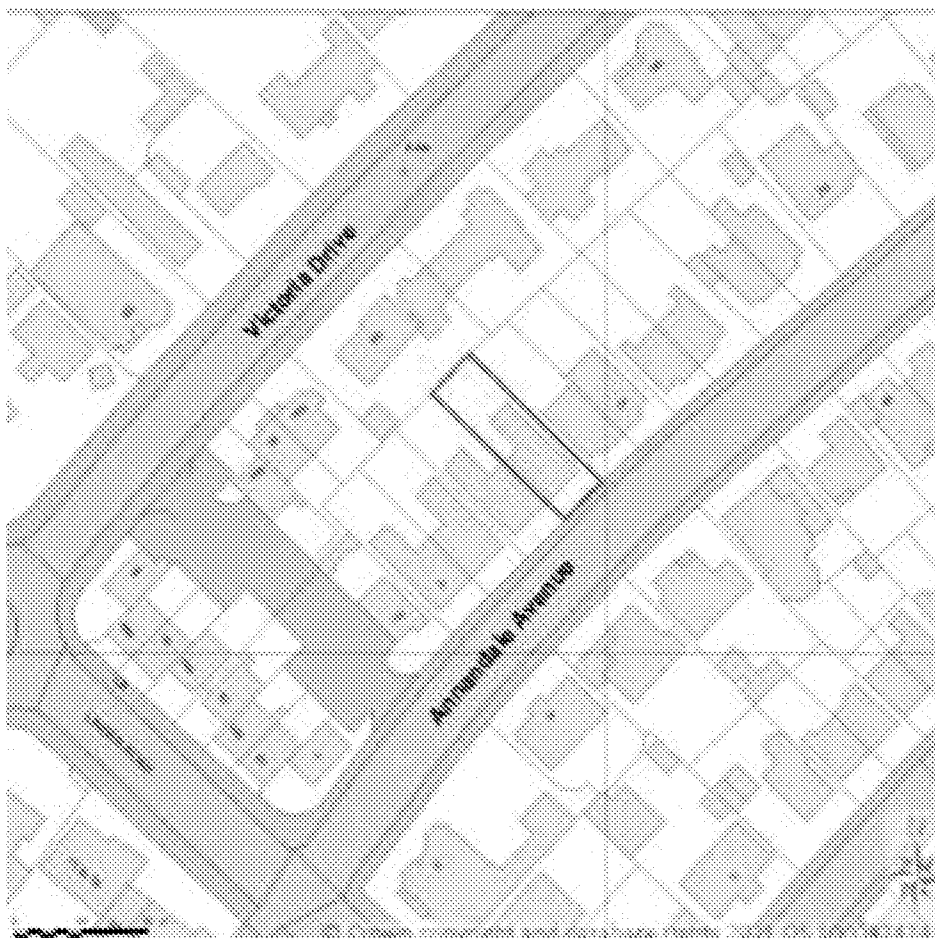
Bognor Regis

PO21 2ES



INTRODUCTION

This Design and Access Statement has been prepared in support of an application for Full Planning Permission for works to 9 Annandale Avenue Bognor Regis PO21 2ES



Location Plan - Application site marked in red

The purpose of this document is to support and illustrate the proposed design and should be read in conjunction with the submitted drawings N345/PL01 – PL05

BACKGROUND INFORMATION

The existing property is a House of Multiple Occupancy with 6 no. licenced rooms over 3 floors.

The property is finished externally with red brick to the lower level with pebble dash above first floor level. The pitched roofs are finished in a plain roof tile with. Window and doors are a mixture of white painted timber and white uPVC casement windows.

The site is located inside the 'Settlement Area' where there is a presumption in favour of development and is administered by Arun District Council.

RELEVANT PLANNING HISTORY

BR/169/19/CLE

5 Annandale Avenue Bognor Regis PO21 2ES

Lawful development certificate for use as existing house in multiple occupation (HMO)

Decision 25th October 2019

THE PROPOSAL

The application proposal consists of the change of use from a House of Multiple Occupation (class C4 up to 6 unrelated people) to a House of Multiple Occupation with over 6 unrelated people (Sui Generis)

This application also relates to the construction of a ground floor rear extension to the existing kitchen, construction of a first floor rear extension over the kitchen remodelling the ground floor to create a new entrance and the replacement of the existing front door with a window. At first floor level it is proposed to reconfigure the accommodation to include an additional 2 bedrooms with 2 shower rooms. It is also proposed to carefully take down the existing chimney to the rear of the property and the removal of the small window on the 2nd floor (N E Elevation).

New windows to be white uPVC casements to match existing. New entrance door to be a composite door, colour TBC.

The external finishes to the walls are to include brickwork up to first floor level to match existing with horizontal cement based board over. The new sections of roof will be plain tiles to match existing.

We do not feel the proposals will have a harmful impact on the character of the building or the wider street scene. Neither do we feel the proposals will have an adverse effect on the amenities of neighbouring properties.

FLOOD RISK

The site is located within a flood zone 1 with a low probability of flooding as can be seen in the Environment Agency Flood Map shown below.



ACCESS

The proposals will not introduce any issues relating to access to the property.

Pedestrian access in to the building will be in compliance with Approved Document M of the Building Regulations 2010

APPENDIX A – Photographs



Photograph 01 - Showing the existing North West Elevation.



Photograph 02 – Showing the existing South East Elevation.