23, Devonshire Road, Bognor Regis-Design and Access Statement.

Amount of Development:

It is felt that the proposed conservatory constitutes a modest increase in floor area to the ground floor flat.

Layout:

The proposed conservatory will adjoin the kitchen and will be partially obscured from the neighbour by the boarded boundary fence.

Landscaping:

The existing garden will be reinstated around the conservatory. The proposed front fence will be in sympathy with others in the vicinity and will afford additional privacy for the applicant to enjoy the amenity space provided by the front garden.

Appearance:

It is thought that the appearance of the proposed conservatory will not be to the detriment of the overall appearance of the dwelling. The fence will be similar in appearance to others in the vicinity.

Use:

Adjoining the kitchen, the conservatory will be used partly for dining purposes and relaxation.

Access:

The proposed conservatory will be accessed from the kitchen and from the back garden.

Appraisal:

The dwelling is a ground floor flat provided by the conversion of a 1930s chalet bungalow. It is thought that the proposals will be sympathetic to the original property and will provide additional amenities for the enjoyment of the applicant.