



DESIGN & ACCESS STATEMENT

FOR WORKS TO
61a Annandale Avenue
Bognor Regis
PO21 2ET



INTRODUCTION

This Design and Access Statement has been prepared in support of an application for Householder Planning Permission for an extension and conversion to an existing garage to provide habitable accommodation at 61a Annandale Avenue Bognor Regis PO21 2ET.



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 N307/PL01 – PL07

BACKGROUND INFORMATION

61a Annandale Avenue is a 4 bedroom detached property set within a spacious plot. It is of traditional construction with brick walls under a concrete interlocking tile roof. The casement style windows and doors are uPVC.

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

3 no. off street parking bays are provided to the front of the property accessed from Annandale Avenue.

EXISTING USE

The existing property is domestic and has had a long standing residential use.

RELEVANT PLANNING HISTORY

BR/136/14/HH

Rear single storey extension, re-submission of BR/82/14/HH

Conditionally approved 28.07.14

BR/82/14/HH

Rear single storey extension and first floor extension

Withdrawn 23.05.14

THE PROPOSAL

The application proposals consist of extending the existing garage to the rear and converting the garage into habitable space accessed via an enlarged structural opening from the dining room.

The existing flat roof is to be replaced with a pitched roof incorporating 4 no. roof lights to provide natural light in to the space. The roof is to be vaulted to maximise the sense of space and light internally.

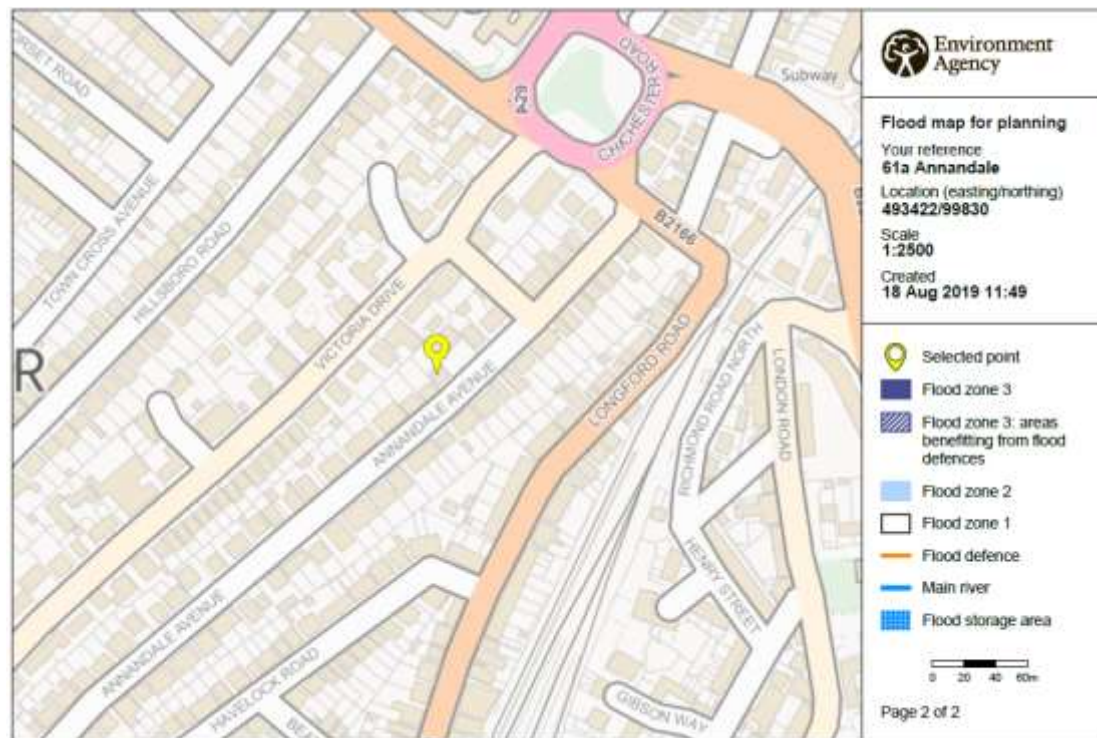
The palette of materials proposed has been selected to complement the host building comprising a good quality brick to match existing and proportionally similar casement windows. The roof will be finished in an interlocking concrete tile.

The new casement window to the front elevation will be constructed from uPVC as will the new French doors to the rear.

We do not feel the proposed extension will have a harmful impact on the character of its surroundings or a negative impact on the original character of the property. 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

PARKING

The existing garage is not currently not used for the parking of cars due to its size which is further constrained due to the angle of the boundary wall. It is possible to park 3 cars at the front of the house and the proposals allow for replacing the brick piers to the front garden wall with timber posts to make the approach more accessible. Please refer to drawing N307/PL01

APPENDIX A – Photographs



Photograph 01 - Showing the existing rear elevation.



Photograph 02 – Showing the property viewed from the East.



Photograph 03 – Showing existing garage and parking to the front.