Design and Access Statement

For

Application for the residential use of annexe at 18, Upper Bognor Road, Bognor Regis, West Sussex, PO22 7BL. This application if approved will facilitate the payment of Council Tax.

Background

18, Upper Bognor Road, Built in 1934/7 is a substantial detached Neo-Georgian house and in continuous family ownership to date. An annex was constructed late eighties in which the current occupants brother resided for a short while with subsequent short term residences by other family members and guests. It was decided to rent out the annexe on a Short Hold Assured basis in order to generate some income in 2013 resulting in Arun District Council Planning Department making contact and requesting this planning application.

Existing and Proposed

Please see attached drawings.

Appearance

The single storey annexe is built in Flemish bond face brickwork and parapets to match the existing house. The garden elevation has double hung sliding sashes and a pair of French doors in medium pains to match the existing house.

Layout

The accommodation has an open plan living/Kitchen area. Single bedroom, Bathroom and separate W.C.

Access

There is off-road car parking and a designated bin area.

Neighbours

There are no Fenestrated Principle Elevations.

Landscaping

The garden is laid to lawn and rose beds which are viewed from the living area.

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Sustainability

The site is located within walking distance of the railway station and close to bus routes. Local shops are also located close by.

Disability Access

As Existing.

Foul and Surface Water Drainage

As Existing.

Conclusion

No alterations have been made to this accommodation for some twenty five years and it has been in occasional use by family and friends. The only difference between the current occupation excepting a contract and remuneration is a fireproofed panel fixed into an existing frame thus stopping free circulation between the main house and annexe.