



Design and Access Statement

Conversion of existing detached garage into 3 bed dwelling

Amount of Development

Having regarded to the characteristics of the street this development would not affect the original building nor would this be harmful to the area as the footprint remains unchanged and enhances the street scene. It would make the best use of space by providing a self-contained 3 bed dwelling within an established built up area. The principal therefore accords with Aruns policy SD SP1, SD SP1a and SD SP2

Layout

The proposed dwelling would only extend beyond the present building line of the existing building for the front entrance porch. Consequently, it would not result in any detriment to existing residential surroundings, nor would it cause any overlooking or overshadowing of neighbouring properties.

Scale

The existing street and surroundings are predominately dwellings. The proposed will be a conversion of the existing property, so the building footprint remains unchanged. All room sizes for the proposed dwelling have been taken from the Arun local plan Section 13 pg 166 and Nationally Described Space Standards. The proposed property overachieving these sizes.

Landscaping

Landscaping will comprise of South facing grassed garden area to the rear. Which again exceed the national average sizing.

Appearance

The existing building will benefit from 2 number pitched roof dormers to the front façade along with a front porch with matching pitch externally along with new integral garage complying with policy QE SP1 and paragraph 127 of the national planning policy

Use

The existing building has been solely used for storage since being built and has always been independent of 2 Cavendish Road. The proposed dwelling will fit in well with its neighbours it will not be out of place in this locality which consists predominantly of residential units being a conversion makes this a very sustainable development, which accords to the national planning policy paragraph 118 D and paragraph 123

Access

Pedestrian access into the new dwelling will have a level threshold to comply with Building Regulations.

It is not considered that the creation of the additional dwelling in this location will materially effect traffic calling to or from the site or add to on-street parking in the locality. The site is in a very sustainable location from a public transport and amenities point of view. Argyle Road is on a bus route with a bus stops close by. The site has good pedestrian and cycle links to the town centre and other areas of the town. Along with the benefit of Hothampton car park being a couple of hundred yards from the property

It is not considered that highway safety will be an issue with this proposal. The present parking is considered to be acceptable to serve the development and no further parking provision is required on site and cycle storage will be created.

Appraisal of Context

The immediately surrounding area is predominantly residential consisting mainly of detached, semidetached, terraced housing and flats. The proposal would provide an extra dwelling in a very sustainable location within the built up area of Bognor Regis. It is a modest form of development that will not cause harm to the existing environment.

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