Ref: N443

NOUVEAU
ARCHITECTURE

DESIGN & ACCESS STATEMENT

FOR WORKS TO

37 Bassett Road Bognor Regis West Sussex PO21 2JH

N443 – 37 Bassett Road Bognor Regis West Sussex PO21 2JH

Planning and Access Statement **February 2026**

INTRODUCTION

This Design and Access Statement has been prepared in support of an application for Householder Planning Permission for works to **37 Bassett Road Bognor Regis West Sussex PO21 2JH**

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 N443/PL01 – PL09

BACKGROUND INFORMATION

The existing property is a detached single storey 4 bedroom residential dwelling located on the southern side of Bassett Road.

The property is finished externally with pebble dash render over a brick plinth under a double pitched tile roof. Windows and doors are white uPVC casement, with the exception of one existing window on the west elevation within the roof space which is a traditional painted timber casement window.

The site is located within the defined ‘Settlement Area’, where there is a general presumption in favour of appropriate development, and is administered by Arun District Council.

RELEVANT PLANNING HISTORY

BR/19/21/HH

Loft conversion to form new second floor with roof alteration to form gable end and rear dormer projection.

34 Bassett Road Bognor Regis PO21 2JH

Approved 22nd March 2021

THE PROPOSAL

The application proposal consists of a small single-storey rear extension to rationalise the rear elevation of the building, forming a new open-plan kitchen and lounge area, together with the conversion of the existing attic space to provide two bedrooms and a shower room.

The existing flat roof at the rear of the property will be extended over the new rear extension and re-finished in a single-ply roof membrane, maintaining a consistent form and appearance.

The external walls of the dwelling are to be externally insulated to improve the thermal efficiency of the building and will be clad in horizontal cement-based cladding. As a result of the increased wall thickness and the limited existing roof overhang, the roof will be extended at each gable to form a verge detail.

The south-facing rear roof slope will incorporate photovoltaic panels to assist in reducing the property’s carbon footprint. Rooflights of a modest scale are proposed on the north-facing roof slope to provide natural light to the first-floor bedrooms and landing, with an additional rooflight proposed to serve the rear shower room.

Internally, it is proposed to reconfigure the ground floor layout to enlarge the existing bathroom, incorporating the WC into a single room. The existing window currently serving the study and bathroom will be replaced with two separate windows to reflect the revised internal arrangement.

At first-floor level, feature windows are proposed to each gable to serve the bedrooms. These windows will be obscure-glazed and non-openable below 1.7 m from finished floor level in order to protect neighbouring privacy.

The dwelling currently provides four bedrooms, and this will remain the case following the proposed works. The existing ground-floor bedrooms will be repurposed as study spaces, with a portion of the former fourth bedroom partitioned to form a separate WC.

The proposed development is considered to respect the character and appearance of the existing dwelling and the wider street scene. It is also considered that the proposals will not result in any adverse impact on the amenities of neighbouring properties in terms of privacy, outlook, or daylight.

ACCESS

The Supplementary Planning Document for Parking recommends that a property with 4+ bedrooms in parking zone 4, should have a minimum of 2 spaces, these spaces have been shown on the proposed plan.

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

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

APPENDIX A – Photograph

Photograph 01 – Showing the existing Front Elevation.

Photograph 02 – Showing the existing Rear Elevation.

Photograph 03 – Showing the existing Rear Elevation.