

DESIGN AND ACCESS STATEMENT FOR A SINGLE STOREY EXTENSION AT 21, LENNOX STREET, BOGNOR REGIS.

Introduction:-

This statement is prepared in support of the application made by Mr. C. Patel to explain the proposal for a rear single storey extension.

This statement is submitted as a Policy, Design and Access Statement to substantiate the application and to justify its submission.

The property lies on the eastern side of Lennox Street.

The proposal includes the removal of the existing redundant external steel fire escape that has fallen into a state of disrepair.

The proposal will be adjacent too and the same length and height as the adjacent single storey extension to 19, Lennox Street and positioned within the existing shared curved boundary wall with the Mountbatten Court Flats Complex.

The proposal is to be used as family accommodation to the kitchen.

Amount:-

An additional 28 sq. metres.

Layout:-

There are no changes to the existing layout.

Landscaping:-

No alterations to the existing landscaping.

Scale:-

The eaves height will identical to the adjacent rear extension to No 19, Lennox Street.

Appearance:-

The proposed single storey rear projection is provided with eastern facing French doors and side panels and a west facing personal door under a flat roof containing a roof lantern.

The proposal is to be finished with colour washed render to match the existing dwelling.

Access:-

No alterations are to be made to the existing entrance and parking arrangements.

Conclusion:- As a single storey replica of the adjacent extension to 19, Lennox Street and to the north of the 5 storey flats complex of Mountbatten Court the proposal constructed in materials top match the host dwelling with no overlooking windows and is not to the detrimental to the surrounding properties and is therefore deemed to be acceptable.