5133

DESIGN & ACCESS STATEMENT

Proposed Development Land Adjacent to

105, MARSHALL AVENUE, BOGNOR REGIS

1. Access

Access to the development from Marshall Avenue will be by way of a standard crossing for vehicular and pedestrian purposes over the existing footway and constructed in accordance with the standard requirements of the West Sussex County Council. Driveway which will be of block paviors will lead to a Garage and extend the pedestrian access to the front door. It will also allow the formation of a turning space on site to allow vehicles to exit the site in forward gear.

2 Appearance

It is proposed the dwelling will consist of a four Bedroom House with integral Garage as 4 plans submitted for information purposes on Plan No. 5133/01. The external elevations and roof line detail and the type and style of materials selected will reflect the general development of the immediate area and in particular, the immediately adjacent properties.

3. Landscaping

Access will be formed following the removal of the existing front boundary to the site but the remainder of this will be retained to continue the privacy and security of the site. Within the undeveloped areas of the garden, this will be laid out to lawns, flower borders and a probable area of Kitchen garden at the rear. Separation from the existing House will be by a maximum 2M high panel fencing.

4. Layout

The intended layout of the design is as shown for information purposes on Plan 5133/01.

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5. Scale

The scale of the proposed House will reflect the adjacent properties and the general style of development in Marshall Avenue. The width/length of the proposed development is as shown on Plan 5133/01. This application is for a renewal of a lapsed Planning Consent BR/147/01.