

PLANNING DESIGN AND ACCESS STATEMENT FOR FRONT 1ST FLOOR EXTENSION AT ABBOTS LAWN, SYLVAN WAY, BOGNOR REGIS.

Introduction:-

The application is submitted as a Planning, Design and Access Statement on behalf of Mrs. S. Newman T/A Ashton Care and proposes the erection of a 1st floor extension over the front lounge projection to provide four bedrooms with en-suite facilities.

The Resident's lounge was approved under BR/374/04

The property had a single storey office extension approved under BR/171/10 which is to be re-submitted as a separate planning application to run simultaneously with this proposal.

The property also has an approval under BR/134/17 for a rear 1st floor extension and a new 2nd floor to provide 10 bedrooms and additional lounge facilities with no imminent commencement date.

The site lies to the north of Sylvan Way at its western end and on the western side of Bognor Regis Town Centre and within walking distance of the Aldwick Shopping Parade.

This statement assesses the criteria of its design in being acceptable and not result in adverse impact on the street scene.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan. The site is within the defined built-up and settlement areas and is confirmed on the maps provided with the Arun District Plan.

The proposal is set back 14 metres from the front boundary and positioned centrally within the site with 12 metres to the eastern boundary and 15 metres to the western boundary.

The Proposal:-

The proposal is to provide a 1st floor extension over the existing Resident's lounge to provide four bedrooms with en-suite shower facilities and a 1st floor link extension to the main building to accommodate a new internal staircase.

Flood Risk Assessment:-

The property does not fall within the flood plain indicated on the Environment Flood Map.

Biodiversity:-

A 'walkover' Biodiversity Investigation has provided with no evidence of species listed on the Council's Biodiversity Checklist.

Amount:-

The total existing floor area is 1154 sq. metres.

The total proposed floor area is 108 sq. metres consisting of 80 sq. metres over the Resident's lounge and 28 sq. metres for the link extension.

The two front bedrooms are both 15 sq. metres plus 3 sq. metres of bathroom area to each bedroom.

The two rear bedrooms are both 13 sq. metres plus 3 sq. metres of bathroom area to each bedroom.

Layout:-

The proposal will be accessed by a new staircase positioned within the link extension off the main entrance hall.

An additional 1st floor access to the proposal will result in the loss of one bedroom with part of the loss of floor area given to an adjacent bedroom.

Scale:-

The eaves level of the proposal is to match the eaves height of the main dwelling.

Landscaping:-

There are no proposed changes to the landscaping.

Appearance:-

The proposed fenestration is to match the existing ground floor southern, eastern and western elevations.

The proposed roof design is to match the existing roof design at ground floor level.

All materials are to match existing.

Access:-

There are no proposed changes to the access or parking facilities.

Conclusion:-

The proposal is positioned at the centre of the site with considerable distances to all three boundaries therefore providing no impact on adjacent properties.