

Design and Access Statement

Proposed Double Storey Side Extension and Conversion to Two Semi-Detached Dwellings

13 Normanton Avenue, Bognor Regis, PO21 2TU

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for:

- **A two-storey side extension**
- **A loft conversion with rear dormer**
- **The conversion of the existing detached dwelling into two semi-detached dwellings**

The statement explains the design principles and how the proposal complies with national and local planning policy, including the [National Planning Policy Framework](#).

2. Site Context

2.1 Location

The site is located on Normanton Avenue in Bognor Regis within a well-established residential area.

2.2 Surrounding Character

- **Predominantly suburban residential**
- **Mix of detached and semi-detached dwellings**
- **Consistent building lines with varied plot widths**

2.3 Existing Site

- **Detached dwelling with front and rear garden**
 - **Existing garage and outbuildings (to be removed)**
 - **Existing oak tree (to be removed as part of development)**
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3. Use

The proposal changes the use from a single dwelling (Use Class C3) to two separate dwellings (C3).

This aligns with:

- **Efficient use of land**
 - **Delivery of additional housing within the urban area**
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4. Amount of Development

The development includes:

- **One two-storey side extension**
- **Loft conversion with dormer**
- **Subdivision into 2 residential units**

The scale of development is considered appropriate given:

- **The width of the plot**
 - **The pattern of surrounding development**
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5. Layout

5.1 Proposed Layout

- **Two separate dwellings arranged side-by-side**
- **Clear division of internal space**
- **Functional layouts including:**
 - **Ground floor living/kitchen areas**
 - **Bedrooms at first and loft levels**

5.2 Outdoor Space

- **Each unit benefits from private rear garden space**
 - **Adequate separation between properties maintained**
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6. Scale

The scale of development has been carefully controlled:

- **The side extension is proportionate to the host dwelling**
- **The ridge and eaves heights reflect the existing building**
- **The dormer is positioned to the rear, minimising visual impact**

Overall, the proposal does not appear overbearing or dominant.

7. Appearance

7.1 Materials

The proposed materials include:

- **Brick and/or render to match the existing dwelling**
- **Roof tiles to match existing**
- **uPVC double-glazed windows and doors**
- **Dormer clad in slate-effect or similar material**

7.2 Architectural Approach

- **Symmetrical appearance to reflect a semi-detached form**
 - **Consistent window proportions and detailing**
 - **Design integrates seamlessly with the existing streetscape**
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8. Access

8.1 Vehicular Access

- **Existing access from Normanton Avenue will be retained**
- **Adequate visibility and manoeuvring space available**

8.2 Parking

- **On-site parking will be provided for both dwellings in line with Arun standards**
- **The site layout allows for practical and safe parking arrangements**

(You should ensure at least 2 spaces per dwelling depending on size — I can calculate this precisely if needed.)

8.3 Pedestrian Access

- **Separate and safe pedestrian access to each dwelling**
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9. Residential Amenity

9.1 Neighbouring Impact

The proposal avoids unacceptable impacts:

- **No significant overlooking**
- **No material loss of daylight or sunlight**
- **Appropriate separation distances maintained**

9.2 Future Occupiers

Each dwelling provides:

- **Good internal space standards**
 - **Adequate natural light**
 - **Private amenity space**
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10. Landscaping and Trees

- **Existing oak tree to be removed**
 - **Replacement planting is recommended to enhance biodiversity**
 - **Opportunity to improve overall landscaping of the site**
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11. Sustainability

The proposal incorporates:

- **Energy-efficient lighting**
 - **Modern construction methods**
 - **Efficient use of previously developed land**
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12. Refuse and Cycle Storage

- **Space will be provided for refuse and recycling bins for each dwelling**

- **Storage areas will be accessible but discreet**
 - **Cycle storage can be accommodated within rear gardens or sheds**
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13. Safety and Security

The design promotes:

- **Natural surveillance (overlooking of front areas)**
 - **Clear access routes**
 - **Defined private and public spaces**
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14. Conclusion

The proposed development:

- **Represents a high-quality design solution**
- **Makes efficient use of an existing residential plot**
- **Is consistent with the character of the area**
- **Complies with the [National Planning Policy Framework](#) and Arun Local Plan**

The proposal is therefore considered acceptable and planning permission should be granted.