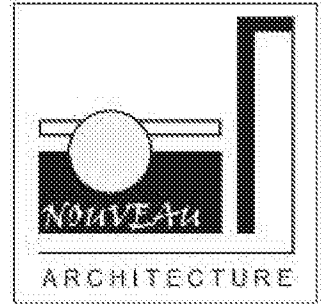




DESIGN & ACCESS STATEMENT

FOR WORKS TO

114 Victoria Drive

Bognor Regis

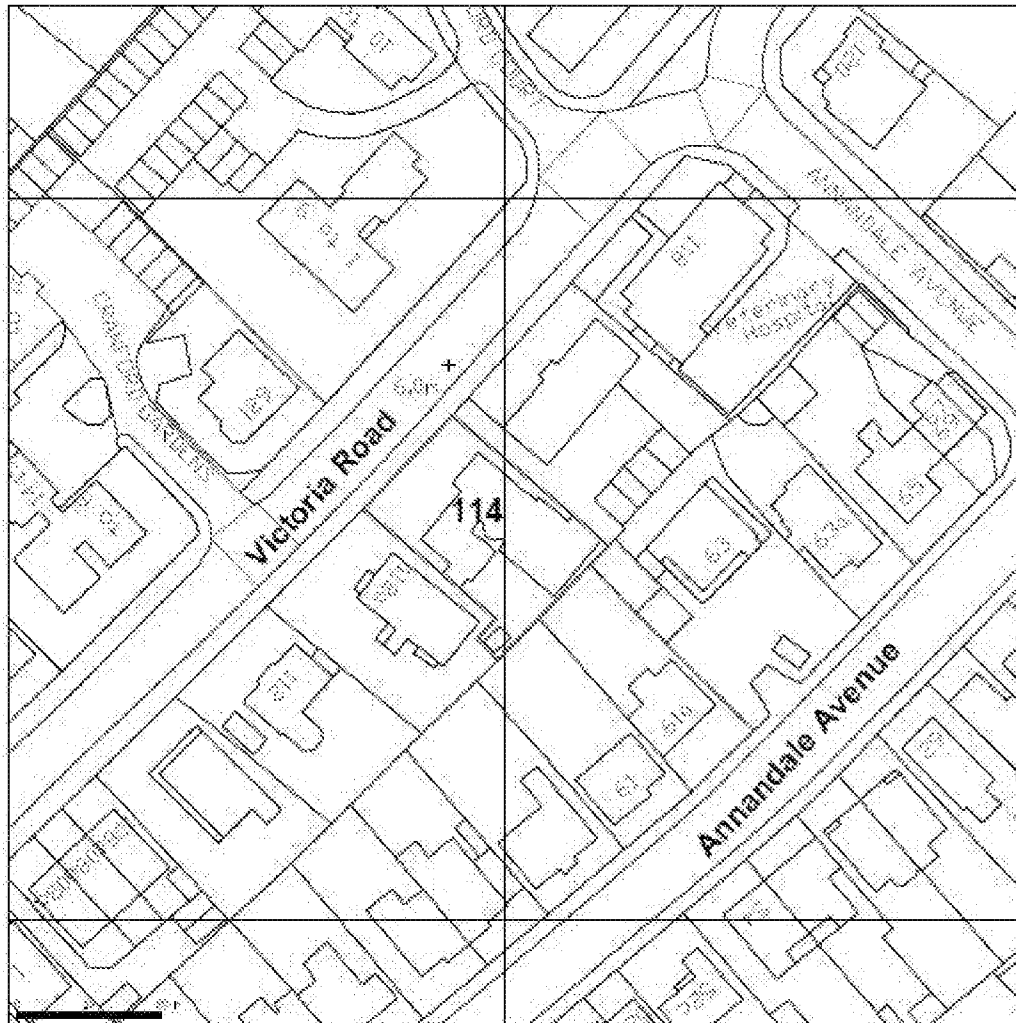
West Sussex

PO21 2EJ



INTRODUCTION

This Design and Access Statement has been prepared in support of an application for Full Planning Permission for works to 114 Victoria Drive Bognor Regis PO21 2EJ



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 N317/PL01 – PL07

BACKGROUND INFORMATION

The existing property is a House of Multiple Occupancy with licenced rooms over 2 floors with a small attic room over the South East wing on the second floor.

The property is finished externally with red brick to the lower level with painted render over. The pitched roofs are finished in a plain roof tile with built up felt to the flat roof. Window and doors are white uPVC.

The site is located inside the 'Settlement Area' where there is a presumption in favour of development and is administered by Arun District Council.

Off street parking bays are provided to the front of the property accessed from Victoria Drive.

RELEVANT PLANNING HISTORY

BR/192/19/HH

114 Victoria Drive Bognor Regis PO21 2EJ

Application for a Lawful Development Certificate for an Existing Use - use of property as a house in multiple occupation (HMO)

Conditionally approved 03.09.11

BR/164/13

114 Victoria Drive Bognor Regis PO21 2EJ

Existing pitched roof replaced with new flat roof and enlargement of existing 2nd floor bedroom.

Conditionally approved 19.09.13

BR/229/9713

114 Victoria Drive Bognor Regis PO21 2EJ

Rebuilding of existing ground floor bedrooms 14 & 15 plus additional bedroom 16

Conditionally approved 28.11.97

THE PROPOSAL

This application relates to changes to the exterior of the building and minor internal changes.

Externally it is proposed to reduce the width of the current single storey rear extension on the north east elevation to be in line with the main building. The new external wall will be constructed in matching materials with the insertion of a new doorway.

The existing boundary wall will be extended to meet the rear boundary constructed from brick to match existing.

A lantern light is proposed to provide natural light to the new kitchen. The existing window on the south east elevation overlooking no. 61a Annandale Avenue will be blocked up.

New casement windows and external doors will be white uPVC to match existing.

Internally the changes are to convert the existing kitchen into 2 bedrooms and a shower room and relocate the kitchen to the rear extension. Alterations are also proposed to the existing ensuites and bathrooms to improve the general layout. Internally the building will benefit from a full refurbishment including mechanical and electrical installations in compliance with current building regulations.

We do not feel the proposals will have a harmful impact on the character of the building or the wider street scene. Neither do we feel the proposals will have an adverse effect on the amenities of neighbouring properties.

FLOOD RISK

The site is located within a flood zone 1 with a low probability of flooding as can be seen in the Environment Agency Flood Map shown below.



ACCESS

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

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

APPENDIX A – Photographs



Photograph 01 - Showing the existing North West Elevation.



Photograph 02 – Showing the existing South East Elevation.



Photograph 03 – Showing existing rear single storey extension to be part demolished.