

Additional information + Flood Risk Assessment

**3 Kents Cottages
Brookpit Lane,
Climping BN17 5QU**

Proposed change of use of garage to annexe, including extensions.

Objective:

The applicants have occupied the property for several years and have had little use of the double garage that is separated from the house other than occasional storage for garden furniture etc.

Consequently, consideration has been given to converting the substantial building in to an annexe to be used in conjunction with the existing house to provide accommodation for family and friends together with occasional use as self contained holiday accommodation.

Design Considerations:

The existing garage is constructed of brick and flint panel walls with a plain tiled roof. The proposed alterations are to include two ground floor extensions to the building to be constructed of matching materials. It is felt that the proposed extensions will be much more in keeping with the rural nature of the area than the recently approved 1st floor dormer which would be clearly visible and would look out of character.

By keeping the accommodation at ground floor level, the proposed building will provide full access and facilities for the disabled which is of significant importance when consideration is given to the fact that some of my client's relatives are elderly and infirm.

It is understood that the garage is situated on the site of a former derelict dwelling that was "deemed to have ceased to exist".

Access:

The existing access and hardstanding in front of the garage is to remain unaltered and will provide off road parking for up to three vehicles. In addition, the existing driveway in front of the cottage will be retained and provides parking space for two vehicles

Flood Risk Assessment:

Although the property is situated approximately 1km from both the sea and the River Arun, there appears to have been no flooding in the vicinity within living memory.

Whilst the document "River Arun to Pagham Flood and Erosion Risk Management Strategy: Appendix F (October 2010)" does indicate some concern for the future, it must be borne in mind that the proposed annexe will only be occupied on an intermittent basis and that "safe" first floor accommodation will be available in the cottage.