

DESIGN AND ACCESS STATEMENT

Property: 42 Normandy Lane East Preston West Sussex BN16 1LY

This statement has been prepared in support of the application for the Certificate of Lawful Development for the single storey extension to the rear of 42 Normandy Lane. Submitted on behalf of Church Barn Group.

Application Site Appraisal:

The application site comprises of an existing detached bungalow situated at 42 Normandy Lane. The existing dwelling benefits from a large rear east facing garden with access directly from Normandy Lane.

Design Proposal:

The applicant is proposing to build a 4 metre rear single storey extension, including an internal reconfiguration of the existing dwelling. Overall the applicant aims to achieve a high standard of design and the following considerations have therefore been taken in to account:

1. It is proposed to use the same materials for the extension, i.e., all brick facing elevations.
2. The 4 metre projecting extension will replace the existing footprint of the conservatory currently at the dwelling.

Highway Considerations:

There are no highway considerations relevant to this proposal, as the existing access from Normandy Lane will be utilised for entrance to the property.

Flooding:

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

Trees and Hedges:

All trees and hedges to the whole of the application site are to be retained as existing and it is suggested that no further landscaping is necessary.

Access:

Existing arrangements to be maintained.

Conclusion:

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the dwelling, with the intention to provide a proposal with sympathetic scale, i.e. 4 metres (form and massing) and the use of appropriate materials.