

DESIGN & ACCESS STATEMENT

GARAGE CONVERSION AND NEW WINDOW TO WEST ELEVATION.

**DORMICE
28 A MANOR ROAD
EAST PRESTON
WEST SUSSEX
BN16 1QA**

BACKGROUND INFORMATION & PROPOSED USE

The proposal is to convert the existing integral garage into a music room, with the addition of a front and side window.

The property was built in 1994 under planning ref EP/11/93. Although such work is usually classed as permitted development, we understand that it was a condition of this approval that the garage and single parking space in front should remain for vehicular use only.

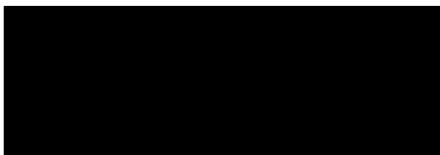
Since this time the driveway has been widened to allow an additional parking space to the side of the existing driveway. Furthermore this revised parking layout can now facilitate a 3rd car for visitors. Since this time the garage has been used for storage purposes only.

To summarise, the property was built with 2 parking spaces, 1 in the garage and 1 on the drive. Even with the garage converted the front driveway can currently facilitate 2 -3 cars and therefore there is no overall loss of parking.

CONCLUSIONS

As will be evident from a site visit, the proposed development makes efficient use of the site. The character of the area will not be adversely affected by the proposed development and additionally, the proposal will have no adverse effect on the amenities of adjoining occupiers. Further, all relevant Development Plan Policies are fully complied with by this proposal.

Date of Report: 13th May 2011



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