

7 Meadow Park, East Preston, BN16 1EG.

Conversion of the existing garage to an annex (dependent on the main house).

Planning, Design and Access Statement.

7 Meadow Park is a detached house with a semi-detached garage to the front of the house and a drive that can accommodate 2 and more cars.





The proposal is to convert the existing garage to an annex dependent on the main house with minor external alterations to the garage including changing the garage doors to form two windows and an entrance door and inserting a new window on the rear elevation of the garage. The window serving the bathroom will be obscure glazed.

The annex will be occupied by a dependent relative of the family.

Planning

A pre-application enquiry, reference PAA/63/25, was submitted on the 10th July and written response received on the 1st September.

The pre-application response confirmed that the proposed alterations to install windows and an entrance door in place of the up and over garage doors is acceptable as is the small window on the rear elevation. The use of dark composite weatherboarding around the garage door openings is acceptable and in-keeping with materials used around housing estate.

The proposed annex will not result in any harmful overlooking.

The off-road parking requirement is for two parking spaces which can be accommodated on the drive.

The proposal has been considered against relevant planning policies within Arun Local Plan for the period 2011 to 2031 and considered to be acceptable in respect to relevant policies DDM1-aspects or form and design quality and DDM4, extensions and alterations to existing buildings.

Also, that the proposal is acceptable in respect to East Preston Neighbourhood Plan 2014, Arun District Design Guide SPD 2021, Housing-General Principles and the NPPF2024.

Design

The changes proposed to the garage are very minimal which use existing openings primarily, other than the rear window which will be a new opening and retaining the flint and brick detailing and roof. The garage is attractive when viewed from the road and none of the changes affect this.

Internally, an area will be created with stud walls for the bathroom and the rest of the garage will be open plan.

Works to form the annex can be easily removed enabling the garage use to be established again in the future as required.

Access

There will be level access to the annex and the accommodation will be on one level.

East Preston is served by existing bus routes with services to Arundel, Littlehampton and Chichester. There is a mainline railway station at Arundel with a fast service to London.

The dependent occupier of the annex is likely to also rely on car transport provided by the applicant.

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