

30 Downview Road
Felpham
Bognor Regis
West Sussex
PO22 8HQ

PLANNING STATEMENT

To support Application for Lawful Development (Proposed)

for:

- 1) New property access point with gates and permeable driveway.
- 2) Addition of gates to existing driveway access point.

at:

30 Downview Road
Felpham
Bognor Regis
West Sussex
PO22 8HQ

APRIL 2018

Use:

The application site (number 30) is a residential property situated in Downview Road, Felpham, Bognor Regis, West Sussex, PO22 8HQ.

Proposal:

The proposal is to:

- 1) Utilise a small strip of garden (currently grassed) and located at the end of the rear garden to create an access point from George IV Walk. (Figure 1 and Figure 2)
- 2) Create a permeable driveway to occupy a single vehicle, boat or caravan.
- 3) Replace and / or modify existing boundary fence panels at the specified location to accommodate wooden gates (not exceeding 3.6m in width or height that exceeds existing fence panels 1.8m) that open into the garden for the purpose access.
- 4) Add gates (wooden five bar style) to existing front driveway access point on northern boundary of George IV Walk which would open into the driveway area. (Figure 3 and Figure 4)

By virtue of the Town and Country Planning (General Permitted Development) (England) Order 2015, the provision of a hardstanding is deemed permitted development under Class F subject to the following:

- Permitted development consisting of the provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house, and:
- Development permitted by Class F subject to the condition where the hard surface would be situated on land between the principal elevation of the dwelling house and a highway and where the area of ground covered by the hard surface exceeds 5m², the hard surface shall be made of porous materials.

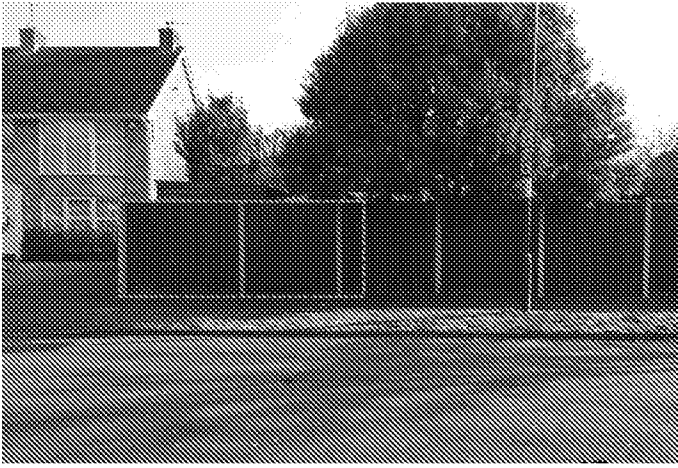
The new hard surface sits on land between the garden of the dwelling house and the highway.

The new hard surface consists of two strips 15m x 0.6M. Total 18m²

Therefore, the proposal is to construct the hard surface in a Cellular Plastic Porous Paving System consisting of plastic 'eggcrates' pinned into a permeable sub-base and backfilled with a decorative stone.

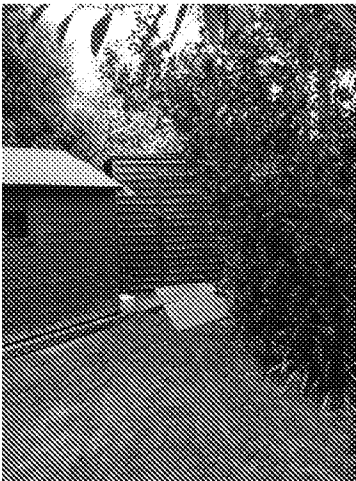
It is understood as part of this application that access to the highway across the existing footpath will require a dropped kerb which will be subject to a separate planning application through West Sussex County Council.

Figure 1



Outlined area is the proposed access point

Figure 2



Garden view of proposed access point.

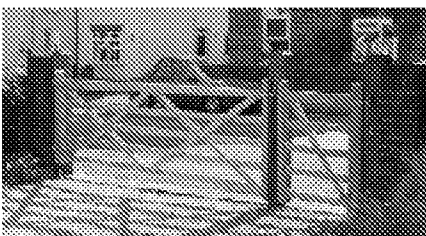
- Garden shed and summer house will be moved to new location
- Existing concrete base will be removed

Figure 3



Gate location for existing driveway

Figure 4



Style of proposed gates