

DESIGN AND ACCESS STATEMENT

14.05.18

Re: Miss Rose Forrestal, 2 Ashmere Gardens, Bognor Regis, PO22 7QX

CONTEXT

The applicant is applying for planning permission to form a ground floor shower and WC room on the ground floor to be formed from an existing WC which is adjacent to Rose's ground floor bedroom. The ceiling of the existing WC and previous garage has been formed to suit the roof falls resulting in a ceiling height that would be inadequate for the installation of a ceiling track and hoist. Additionally in order to insulate the room to current standards, the roof of what was the previous garage will need to be raised. Thus the applicant is seeking planning permission to raise the roof level of the current WC/original garage. Rose has significant disabilities which means that access to the first floor facilities is insufficient to meet her needs due to access. Local authority grant funding has been allocated to carry out alterations to the area available within the floor plan of the house to provide suitable accommodation. The works are subject to Disabled Facilities Grant funding under the 'Better Care Fund' scheme and the plans have been approved by the West Sussex Occupational Therapy Team.

USE

The use of the property is as a residential unit providing family accommodation.

AMMOUNT OF DEVELOPMENT

The scale of the development involves raising the flat roof level to a minimum height required to maintain a level ceiling and include a warm roof insulation system.

LAYOUT

The overall layout is designed to be of a minimum size to suit Rose's needs

SCALE

There is no increase to the existing floor plan of the building.

ACCESS

Access will be from the bedroom on the ground floor which is unaltered save for forming a doorway to access the wet room from the bedroom.

LANDSCAPING

No trees or hedges are proposed to be removed.

APPEARANCE

The flat roof material will be mineralized felt.

OTHER MATTERS

No other matters are relevant to the application.

.....