

2, Leverton Avenue, Felpham, Bognor Regis, West Sussex
Design & Access Statement

Context

The context of this application is to remove an existing storage building & a garden shed & to construct a self-contained annexe for Mr & Mrs Harris with a grandson & his family moving into the family home to assist my clients in their latter years, the existing house has become too large for my clients who struggle with the stairs & will benefit from family assistance which will mean that they can stay at the family home where they have lived for some 30 years & are very reluctant to vacate.

Amount

The proposed annexe provides an annexe with an area of 53.530 square metres (Gross)

Layout

The proposed conversion is positioned in the rear garden of No.2 Leverton Avenue which has a dense hedge screen to the existing property at the rear of the proposed annexe.

Scale

The scale of the proposed annexe is single storey with a low-pitched roof to minimize its impact.

Landscaping

The proposals do not impact on the existing landscaping

Appearance

The proposed annexe has been carefully designed to complement the setting of the existing dwelling, & due to its position it does not have a detrimental effect on any adjacent properties.

Access

Access to the site will not be affected by the proposals.

C. R. Fish ~ November 2020