

DESIGN AND ACCESS STATEMENT

Re: Decking area proposal

RE: 24 Ramillies Gardens

Bognor Regis

West Sussex

PO22 7QH

Background Information and Proposed use

This is a retrospective application in respect of a covered decked area to the rear of the above property, we were under the impression that planning permission was not required because this is a temporary wooden structure attached to the property, but have since been advised to the contrary.

We intend to use this area for purely recreational use and al fresco dining.

Reason for Development

To provide a decked area with roof sloping into existing guttering.

Layout/Scale/Street Scene

The relationship with the neighbouring properties is not adversely affected.

The scale of development is relatively small and incidental to the dwelling.

The impact on the street scene is minimal - see picture {view from end of drive}.

Landscaping

The existing pathway will be adjusted to accommodate the new decked area.

Appearance

The whole development will be of a treated softwood with a bronze coloured Polycarbonate roof and glazing bars in brown pvc. As pictures sent in support of application.

Access

The existing access arrangement is unaffected by the new development.