# DESIGN AND ACCESS STATEMENT
PROPOSED ADDITIONAL HOUSE 94 OUTERWYKE ROAD FELPHAM BOGNOR REGIS PO22 8LT

## Design principles and context.

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|---|---|---|
| 01 | The proposed use. | Private residential. |
| 02 | The amount of development. | A single detached house on two floors. |
| 03 | Layout. | The proposal is for a single dwelling with gardens to front and rear. |
| 04 | Scale. | The proposal is for a two-storey house similar in scale to the surrounding buildings |
| 05 | Landscaping | The front and rear gardens will be landscaped in a similar fashion to the existing. |
| 06 | Appearance | A traditional appearance, similar in design to the adjoining building is proposed. |
| 07 | Response to context | The site appears to be eminently suitable for the erection of an additional house in keeping with the existing neighbouring properties. The site falls within an existing settlement, the proposal complies with the Arun District Local Plan, and it helps satisfy the general need to provide housing without further encroachment upon green field sites. |

## Issues relating to access

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| 08 | | The vehicular and pedestrian access to the site remains as existing. |
| 09 | | Access will be provided in accordance with the Disability Act, with full wheelchair access to the ground floor. |

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ARUN DISTRICT COUNCIL FP/48/15/OUT