

DESIGN AND ACCESS STATEMENT
PROPOSED ALTERATION AND EXTENSION OF EXISTING HOUSE
38 DAVENPORT ROAD FELPHAM BOGNOR REGIS PO22 7IS

Design principles and context.

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| 01 | The proposed use. | Private residential. |
| 02 | The amount of development. | A single storey rear extension, modified entrance lobby, re-cladding of first floor office, first floor extension to front elevation, conversion of existing kitchen/breakfast to form integral garage. lean-to greenhouse. |
| 03 | Layout. | The existing dwelling retains gardens to the rear and front, with a widened driveway to give access to the new integral garage. |
| 04 | Scale. | The proposal is for a single storey extension in scale with the existing house and with the adjoining buildings. |
| 05 | Landscaping | The existing layout of rear garden with trees, hedges and boundary wall is retained. The front garden with large parking area will be re-paved with the addition of some tree and shrub planting. |
| 06 | Appearance | A traditional appearance, in keeping with the existing 1930's building is proposed. |
| 07 | Response to context | The proposed rear extension has a flat roof similar to extensions previously approved locally, and the other alterations are all in keeping with the existing building. |

Issues relating to access

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