

DESIGN AND ACCESS STATEMENT FOR A BOUNDARY WALL AT 63, OUTERWYKE ROAD, FELPHAM, BOGNOR REGIS.

Introduction:-

This statement is prepared in support and amplification of the application made by Mr. M. Field to explain the application for the re-positioning of the existing boundary wall to provide additional recreational garden.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan.

This statement assesses the criteria of its design and position in being acceptable and not result in adverse impact on the area and neighbouring properties.

63, Outerwyke Road lies to the north of Felpham Village and the A259, on the northern side of Outerwyke Road and on the corner of Outerwyke Road and Ambleside Close.

The existing boundary wall is 1800mm high and constructed in solid brickwork.

Vehicular sight lines from vehicles exiting Ambleside Close are not affected.

Close neighbouring properties have previously been enclosed with their boundary detail taken to the abutment with the public footpath whereas the proposal is positioned a minimum of 1.80 metres rising to 4.40 metres away from the public footpath to maintain the open aspect of the street scene.

Reference is drawn to the scheme at 2, Westmorland Drive, dealt with under Appeal Ref: APP/C3810/A/03/1122778, which was granted.

Amount:-

No additional floor area is provided.

Layout:-

The proposal is to become the new southern boundary.

Scale:-

The proposal will be 1800mm high.

Landscaping:-

No alterations are to be made to the current landscaping.

Appearance:-

The proposal is to be constructed with 900mm high facing brickwork to match the host dwelling and 900mm high fence panels positioned within 225mm brickwork piers.

A new rear garden gate is to be provided at its western end near the existing detached garage.

Access:-

There are no changes to the existing front pedestrian access and parking facilities.

Conclusion:-

The proposal will provide additional recreational garden area and is set back sufficiently from the public footpath to maintain the street scene's open aspect.