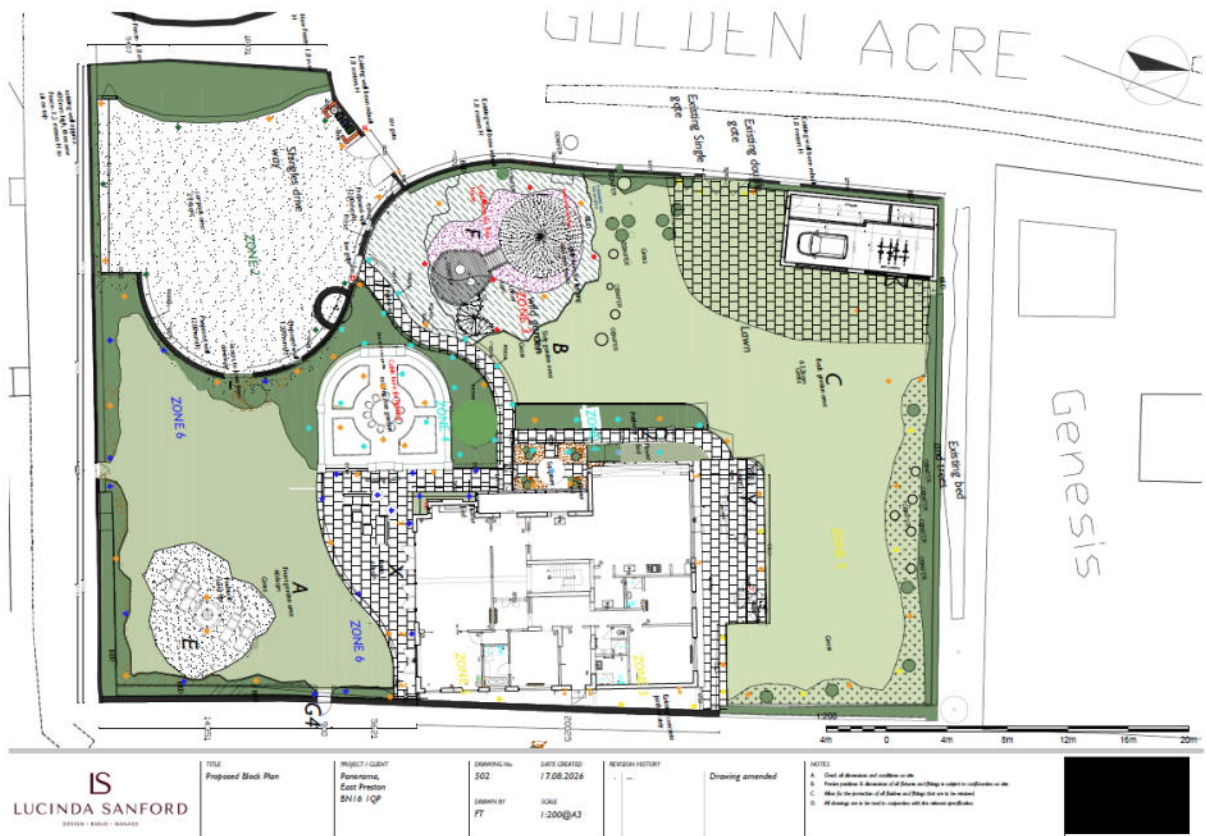


Design and Access Statement

Panorama – East Preston – BN16 1QP - September 2026



The site comprises a single building in a plot of 19 hectares (1956 Sq.M). It is situated at the South Easterly edge of the Angmering on Sea private estate overlooking the sea to the South and the extensive greensward to the East. The site is enclosed by a mixture of high fencing, hedgerows and rendered block walling over 1800mm high. The extensive garden, mainly to the West and North, is laid mainly to lawn.

To the Southerly section of the site is a strip of land which has a 'right of way' for some Angmering on Sea residents only.

The property is accessed through the private estate of Angmering on Sea where it is in a prominent seafront position enjoying direct sea views and views to the East along the greensward. The closest neighbor is approximately 28 meters (building to building) to the North.

Planning permission (K/21/25/HH) has been granted for the 'Construction of a detached outbuilding'. Since the garden has been landscaped, the residents would like to alter the garage, the new proposal seeks to reflect the existing aesthetic of the house while maintaining the same roof height as that previously permitted for the outbuilding.