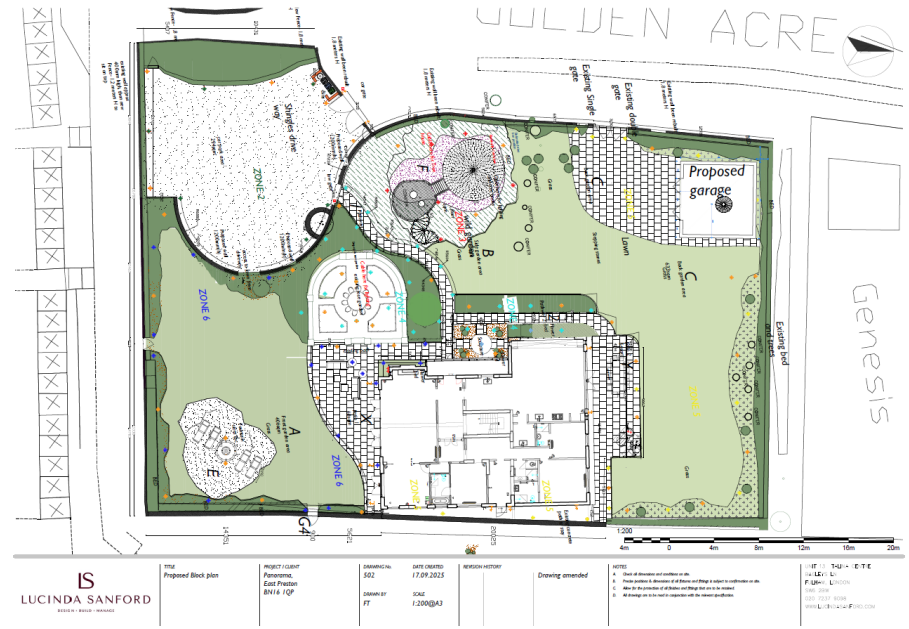


Design and Access Statement

Panorama – East Preston – BN16 1QP - September 2025



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 neighbour is approximately 28 meters (building to building) to the North.

The proposal will not result in any compromise to the existing special character and pattern of the street as properties in the locality are all individually designed substantial homes, in large plots and well-spaced. Many properties in the Vicinity have been updated, renovated and extended to modern standards and styles.

A new detached garage is proposed in the far North/Westerly corner of the plot (see plans) with access from the alternative gate in the westerly wall. The driveway will be of porous material. The garage will also accommodate a secure cycle storage for 4+ cycles.

The existing access to the property is via the Southerly-most double gateway and round to the South of the property. The proposed driveway to the garage will be finished in porous material to encourage natural drainage.