

• LUCINDA SANFORD •
INTERIOR, ARCHITECTURAL DESIGN & MANAGEMENT

Design and Access statement
Panorama and First Floor flat
Golden Acre
East Preston
BN16 1QP

September 2020



Unit 15 Palmia Centre,
Bagleys Lane, London
London SW6 2BW

Planning Statement

The site comprises a single two storey dwelling in a plot of 19 hectares (1956 Sq.M) dating from approximately 1930.

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.

The site comprises two Title Deeds, both of which have been under the ownership of the Applicant and her family for over 50 years. The Top floor was a later addition to the existing ground floor. The top floor flat is serviced by its own supplies and pays its own Council Tax to Arun Council.

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. We believe this is in line with DEV 19 (V) of the ADLP.

Background

Panorama gained planning permission for a conversion to 2 no. flats in 1987 (K/15/87) and 2 years following this permission the Building Regulations for this conversion was passed (K134/89/B).

The Proposal

The owners would now like to formally join the two flats and convert to a single dwelling to upgrade the property and bring it into line with current building control standards.

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The history of the site will show that various permissions have been granted over the last few years for the property as outlined below.

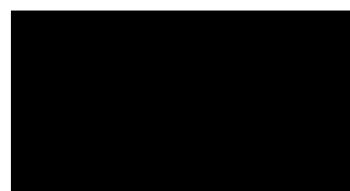
<u>K/27/17/HH</u>	Panorama Golden Acre Kingston BN16 1QP	Mr & Mrs J Nedas	23-08- 17	Single storey side extension.	Planning Householder	ApproveConditionall y
<u>K/21/17/DO C</u>	Panorama Golden Acre Kingston BN16 1QP	Mr & Mrs J Nedas	16-05- 17	Application for approval of details of conditions imposed on planning permission K/28/14/PL referring to condition 3 - Materials	Planning Approval Of Conds	DOC Approved
<u>K/28/14/PL</u>	Panorama Golden Acre East Preston BN16 1QP	Ms L Sanford	11-08- 14	Demolition of existing building and erection of dwelling	Planning Plan Application	ApproveConditionall y
<u>K/11/12/</u>	Panorama Golden Acre East Preston BN16 1QP	Ms S Nedas	10-08- 12	Conversion of 2 no. flats to 1 no. dwelling to include extensions & a detached garage	Planning Plan Application	Appealed
<u>K/31/91/B</u>	Panorama Golden Acre Kingston Littlehampton		15-11- 91	Double garage with storage over	Building Bldg Regs Subm	Passed Condit'n
<u>K/16/91</u>	Panorama Golden Acre Kingston Littlehampton	D J Quastel Esq	26-06- 91	Construction of double garage with storage over	Planning Plan Application	ApproveConditionall y
<u>K/34/89/B</u>	Panorama Golden Acre Kingston Littlehampton		08-12- 89	Reinstatement of first floor accommodation with 2 bed self contained apartment	Building Bldg Regs Subm	Passed Condit'n
<u>K/15/87</u>	Panorama Golden Acre East Preston	D J Quastel	18-06- 87	Reinstatement of first floor accommodation to comprise	Planning Plan Application	ApproveConditionall y

Unit 13 Talina Centre,
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	Littlehampton			two bedroomed self contained flat with balcony		
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One To One Centre,
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