

DESIGN AND ACCESS STATEMENT

for

Resubmission of previous application LU/45/12
**New double garage with utility at
8 Mantling Road, Littlehampton.**

Required under:

DCLG Circular 01/2006 12th June 2006
Department for Communities & Local Government

Compiled by:

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Commissioned by:

Regent Property Holdings Ltd

Dated:

February 2012

Proposal

This proposal is for full planning permission for the construction of a new double garage with utility (in accordance with the plans that accompany this application).

Use

The property has an existing domestic residential use.

The proposal will be for parking of vehicles, storing of bins and bikes and for utility room.

Amount

The proposed garage structure is approximately 6.5m wide by 8.5m deep.

The ridge height is 4m. It is submitted that the proposal could be constructed under permitted development.

Layout

The plans that accompany this application demonstrate that:

-Cars can be easily parked and manoeuvred around the proposal

-Bikes and bins can be kept within the proposal

Therefore the proposal will be safer and more aesthetically pleasing than the existing arrangement where bikes and bins are left outside.

The utility behind the garage will be easy to access and bright.

Landscaping

There is already extensive vegetation all around the site. No significant trees will be removed to enable this proposal. The proposal will be planted and landscaped appropriately.

Scale

The garden is easily capable of accommodating such a structure which is only marginally larger than a standard double garage with a pitched roof.

Appearance

The structure has been designed to minimize its effect on the surrounding landscape and street scene.

1. There is a significant gap between the proposal and the adjoining neighbour
2. The proposal has been designed with barn ends to minimize the roof bulk
3. A gap of circa 1.5m has been left between the existing chalet and the new proposal to avoid massing
4. Materials have been chosen to match the existing street scene in colour and style
5. Windows do not overlook neighbours.

Access

The proposal will be accessed using existing vehicular access points onto the public highway.

Please contact Regent Properties on either:

