ARUN DISTRICT COUNCIL LU/15/08/ 13/02/2008

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22 Roman Acre
Littlehampton
West Sussex
BN17 7HN

10th February 2008

DESIGN AND ACCESS STATEMENT

The proposed site is situated in a quiet cul-de-sac, in a residential neighbourhood.

Roman Acre is formed of semi-detached 3 bedroom houses and some two storey flats.

No. 22 Roman Acre is a semi-detached 3 bedroom property. With a total site area size of approximately 360 square metres, mainly garden area to the north-west side of the property.

The proposed site would cover approximately 200 square metres. With a proposed ground floor area covering 48 square metres. Leaving garden space to rear and north-west side, including parking of approximately 150 square metres.

The design of the proposed dwelling would be a two or three bedroom family property, in keeping, and constructed with materials to match existing buildings, as close as possible.

The layout of the property would be as such no windows overlook or into the neighbouring properties of no.22 or 23. Roof and gutter levels would be kept as existing properties.

Access to site would be of expanding existing drive-way to form a shared drive, to accommodate approximately 2 to 3 cars. Minimum bay size 2.4 metres x 4.8 metres.

Boundary of new site and shared drive would be clearly marked with new timber fencing, height to be determined.

Public transport is provided by bus services around the Wick Estate. Railway station and main shopping area are only a 10 minute walk. As are schools.

Landscaping proposals are yet to be decided. But will be of a domestic garden and drive-way appearance.

It would appear that the proposed development of this site would comply with Policy Gen 7, items 1 to 8.

