

Design and Access Statement

Address: 3 Irvine Road, Littlehampton, West Sussex BN17 5LA

Design:

1 The proposal:

The proposal is to extend and convert the current garage to form a small cottage. [REDACTED] and [REDACTED] grandparents are the owners of 3 Irvine Road and will be able to accommodate the proposal. The overall plot is some 460m² and the footprint of the proposal is 38m² so is able to accommodate the modest proposal.

2 Layout:

The layout is dictated by the existing rear garden arrangement.

3 Scale:

The proposal is in keeping with the size and form of surrounding properties. Overall height and ground footprint are similarly in keeping. The remaining garden and amenity space is ample for the 2 properties.

4 Appearance:

The properties in the immediate vicinity are a mixture of styles and design of various periods all generally constructed of traditional materials and finishes. The proposal follows that pattern of design with detailed render work and features and tiling. The result is a building in keeping with the locale that complements the area and does not detract from it in any way. Fenestration details are of a traditional style to again complement the adjoining properties. The overall height of the proposal is much lower than local buildings.

5 Landscaping:

Landscaping is proposed to accommodate access. Refuse bins, drying areas and the like already exist on the site in the rear garden.

Parking space is available within the site along with secure cycle storage.

6 Context

The site is in an established residential area of Littlehampton, close to schools and comfortably within walking distance of local shops, amenities and services. The provision of a new dwelling on the site is commensurate with the locality and local provision.

7 Amount

The addition of this unit to Irvine Road does not reduce the amenity of the local area nor remove any communal space. The site being within an existing building curtilage hardly impacts the area and results in provision in keeping with it.

Access:

8 Externally:

Access is provided via the existing garte and is consistent with the general area. The site is essentially flat and at footway level thus disabled access externally will present little problem.

Emergency services access is considered adequate to all parts of the buildings and site.

9 Internally:

The house layout internally has a ground floor disabled access toilet in accordance with building regulations together with a widened front door.

10 General

The applicant recognises the need to enter a section 106 agreement for a contribution to affordable housing.