

64/284/09

K.E. HILTON C. Eng. M.I. Struct. E., F.F.B.

Chartered Structural Engineer

2 Albert Chambers
Sudley Road
Bognor Regis
West Sussex
PO21 1EQ

Tel/Ans:
Tel/Fax:
Tel/Mob:

E-mail:

PLANNING, DESIGN AND ACCESS STATEMENT (IN ACCORDANCE WITH APPENDIX 'A')

re: PROPOSED CONVERSION OF GROUND FLOOR SHOP
PREMISES & FIRST FLOOR FLAT OVER INTO SELF
CONTAINED TERRACE HOUSE AT
12 BAYFORD ROAD LITTLEHAMPTON, BN17 5HL.

REF: KEH/sew/4170

CONTEXT

The proposal is to convert the existing ground floor shop & first floor flat over into a four bed self contained terrace house.

AMOUNT

The proposal provides an area of approximately 50²M on the ground floor and approximately 30²M on the first and second floors.

LAYOUT

As described above and indicated on floor plan layout drawings.

SCALE

The scale of the proposal is contained within the boundaries of the existing terrace property.

LANDSCAPING

All as existing areas provided at front and rear of property.

APPEARANCE

The appearance of the property is mostly un-altered apart from the ground floor front elevation, where the existing shop front windows and door are being removed and a single front door and 1200mm window are being inserted. This alteration is to match the existing look and existing street scene.

(Continued.....)

(.....Continued)

PLANNING

The proposal is considered to be in keeping with the existing street scene. Also matching the existing aesthetics of Bayford road, and the surrounding area.

ACCESS

Pedestrian access is un-altered still entering through the front of the property. Car parking is provided by local street parking considered to be within the town centre.

FLOOD RISK ASSEMENT

Not applicable.