

PROPOSED DIVISION OF DWELLING INTO TWO AT 2 KESTREL WAY LITTLEHAMPTON, DESIGN AND ACCESS STATEMENT.

Context

2, Kestrel Way was originally the show house for the estate and it's double garage served as the sales office. The garage was later built over, resulting in a dwelling which is considerably larger than most others in the vicinity, with two first floor bathrooms.

Amount

It is considered that the footprint of the building and area of the site are adequate to provide acceptable living area and garden space for two dwellings. The replacement of the existing conservatory with a solid roofed extension will be an unobtrusive way of providing additional living space.

Layout

The layout has been designed to be contained within the existing footprint, making use of the garage space as living accommodation.

Scale

It is thought that the proposed conversion will result in two workable family homes.

Access

It is thought that an additional parking space can be achieved within the garden curtilage as shown on the proposed block plan. Additional parking is available in the adjacent layby.

Landscaping

No changes are envisaged to the existing landscaping other than to remove the laurel hedge at the front of the property to enable the creation of an additional parking space, and the erection of a boarded fence 1800mm high as demarcation of the boundary between the two properties in the rear garden.