

## **Proposed Development on Vacant Land**

### **North of The Lodge, Courtwick Lane, Littlehampton, BN17 7PA**

Application by Mr & Mrs M. Stoner to enclose the land and change the use of it to Domestic Garden for the benefit of The Lodge, Courtwick Lane

#### **DESIGN AND ACCESS STATEMENT**

##### **Site and Location**

The Lodge is situated on the North Side of Courtwick Lane, on the west side of an extension to Courtwick Lane that serves Nos. 1 to 4 Seaton Park Cottages as well as the rear access to The Lodge.

The Site is an approximately triangular area of land north of the existing curtilage of The Lodge, and on the West side of the public footpath between Courtwick Lane and Seaton Park.

The area is unenclosed and has been unoccupied and unused in living memory.

##### **Reason for the Proposal**

The land has been unoccupied and unmaintained by anybody claiming to own the land. The Applicants feel that tidying this unused corner is of benefit to the neighbourhood as well as providing additional garden space for The Lodge.

##### **Design**

The Application includes fencing the east and north sides of the land with materials that match fencing on adjoining plots.