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DESIGN AND ACCESS STATEMENT

Site: 4 Granville Road, Littlehampton

Context

This is a Design and Access Statement in accordance with statutory requirements and subsequent guidance.

This statement accompanies and supports an application being made to Arun District Council in respect of extensions to the rear of the property. The overall increase in footprint and massing is modest compared to the existing property and the garden area which exists.

The proposal has been carefully designed so as to respect its local environment, accord with relevant adopted development plan policies and provide an appropriate detached ancillary building in this location.

Amount

Currently the site consists of the existing dwelling, an attached single garage, hard-standing and curtilage.
The size is set within policy objectives and within the town of Littlehampton, please see the included drawing no's: B.002.13.01, 02, site and location plans.

Layout

There is currently ample garaging and hard-standing for the property to the west of the site, with the main garden areas to the east and north of the site.
Very careful consideration has been given to the position of the new extensions, in order to maintain the garden areas to the east and north. In particular the design and location of the proposal, ensures that the setting and impact on the neighbouring properties is no worse, this is assisted by the retention of all the existing boundary fences, trees and hedges.

The layout ensures optimum accessibility to the existing and future occupiers of the dwelling with good access throughout and the proposal has been designed to retain the safe environment for residents.

Scale

The application site is within the town of Littlehampton. The scale of the proposal has been specifically designed to relate to the existing character of the existing dwelling. The proposal will still reflect the similar level of scale and massing to what exists. The proposal will create a larger family house for the applicants needs.

Landscaping

The design takes into account all the trees and shrubs within the site, in particular the eastern northern boundaries where the screening is good, here all the trees and hedgerows are to be retained. The existing curtilage will be retained and the relationship between this and the proposal will remain at the current ratio.

Appearance and Design

I have taken into account maintaining the visual aspect of the area respecting both the bulk and scale of the property, and enhancing the architecture and materials of the existing property when designing the external treatment / materials for the proposal. The use of good quality materials such as matching bricks and tiles will accord with the individual distinctiveness of the immediate area and the existing property.

Access

Parking provision is included in the layout as existing with parking for at least 2 cars, including the existing garage. There is sufficient space to enable emergency vehicles to easily reach the property. The site around the property is on fairly level ground, therefore pedestrian access is easily accessible to the front and rear entrances from the parking area.

History and Policy Approach

This proposal is proportionate in both scale and massing when compared to the existing dwelling and garden area. Full consideration has been given to in determining the scale and detailed design with regard to Government Guidance and Statements and Local Development Plan Policies.

Conclusion

This proposal is an appropriate response for my client's to create a larger dwelling for their family needs. We have emphasised that the scheme has been carefully designed to ensure it meets the aims and objectives of policy guidance and represents an environmentally sound development, this is achieved by traditional and local vernacular design.