DESIGN & ACCESS STATEMENT

Property / Site address:	72 South Terrace, Littlehampton BN17 5LQ		
Applicant Name:	Blythe Properties	**Agent Name:**	Mrs E Mills
Applicant Address:	As above	**Agent Address:**	41 Willowhayne Avenue East Preston West Sussex BN16 1PL
Phone:	[redacted]	**Phone:**	[redacted]

1. Design

1.1. Amount & Layout

The proposal includes works to the Ground Floor to convert a one bedroom flat to 1 x one bedroom flat and 1 x two bedroom flat by providing a rear single storey extension and internal alterations.

The Ground Floor flat currently occupies the whole of the Ground Floor

The proposal will provide, at the front of the property, a one bedroom flat with kitchenette within the lounge and en-suite bathroom within the bedroom. The floor area of this unit will be approximately 39 Sq.M.

To the rear of the property a new extension will be built so that a 2 bedroom flat can be provided on two levels, utilising the space currently taken up by two un-used outhouses which used to be outside WC facilities and storage. The total floor space over the two levels will be approximately 86 Sq.M.

1.2. Appearance

Materials and styles throughout external finishes will be matched to the existing main house.

2. Access

2.1. Vehicular, Cycle & Pedestrian

Access is not affected.

There is no car parking facility existing on the site. However, there is free parking on both sides of South Terrace and on adjacent roads. A public car park is directly opposite the property.

Bus routes to both east and west run frequently along South Terrace.

The property is in within walking distance of the town centre and local shops. The mainline railway station is approximately 10 minutes walk with train lines to London, Brighton and Portsmouth and beyond.

Cycle parking and bin storage will be provided for each flat.

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3. **Amenity**
The proposal follows the nature of the area where dwellings are converted to several individual units without alteration to the character frontage of the terrace. Many units in these dwellings, except on Ground Floors/Lower Ground Floors, do not have outside amenity spaces. However, the property is directly opposite a large public green, the seafront, local amenities and leisure facilities and is within walking distance from the local indoor swimming pool and sports centre.

It is felt that the proposal therefore complies with the requirements of DEV23

4. **Additional Dwelling**
The addition of a small rear extension to the lower ground floor enables the provision of an additional dwelling providing much needed affordable accommodation in a very pleasant and prime area of the town.

5. **Neighbouring properties and street scene**
5.1. The proposal does not present an over development of site and does not impact on the amenities or overlooking on neighbouring properties.
5.2. South Terrace is built of large terraced dwellings in a mix of single occupancy, flats and multiple occupancy, and guest houses. The rear extension to this property will not, therefore, have any affect on the general street scene.

Signed: .....Liz Galloway (electronic transmission) Date.....3/3/11.....

On behalf of Blythe Properties