

ARCHITECTURAL DRAWING SERVICES

EXTENSIONS, ALTERATIONS, DOMESTIC & INDUSTRIAL
DROS TO LOCAL AUTHORITY PLANNING APPROVAL
AND BUILDING REGULATIONS

CAD AND MANUAL

CLEAL

ADDRESS - MRS CLEAL
BLAKEDENE
LYMINSTER ROAD
LITTLEHAMPTON
WEST SUSSEX
BN177QF

DESIGN AND ACCESS STATEMENT

FOR CHANGE OF USE

GARAGE TO HOLIDAY ACCOMMODATION

ASSESSMENT OF PHYSICAL CONTEXT.

THE APPEARANCE OF THE SITE WILL BE VIRTUALLY UNCHANGED
ACCESS VISIBILITY IS GOOD TO ROAD,
WITH MINIMAL EXTRA PARKING

SOCIAL / ECONOMIC AND PLANNING CONTEXT.

I HAVE OBSERVED THE ARUN DISTRICT LOCAL PLAN AND CANNOT SEE ANY CONFLICT OF INTEREST.

INVOLVEMENT OF LOCAL INTERESTS

DISCUSSION HAS BEEN MADE WITH PLANNING OFFICER
AND ADVICE GIVEN THAT PLANNING WAS REQUIRED

EVALUATION.

THE CHANGE OF USE HAS BEEN DESIGNED WITH MINIMAL CHANGES TO EXISTING
I EVALUATE THIS APPLICATION TO BE VIABLE ONE.
I DO NOT FEEL THERE IS ANY DETRIMENTAL EFFECT TO THE ENVIRONMENT AS NEW
PROPOSAL WILL HAVE LITTLE ADDITIONAL IMPACT ON THE AREA
THERE WILL BE GOOD PARKING FACILITIES.

DESIGN PRINCIPLES.

CHANGE OF USE IS WELL IN KEEPING AND WILL HAVE LITTLE IMPACT ON PROPERTY CLOSEBY
CHANGES TO BUILDING ARE UNOBTUSIVE AS POSSIBLE.
I CANNOT SEE ANY CONFLICT WITH YOUR LOCAL PLAN

AMOUNT OF DEVELOPMENT.

TOTAL FLOOR AREA APPROX 69m² FOR CHANGE OF USE

LAYOUT

THE CHANGE OF USE PROPOSAL HAS BEEN WELL THOUGHT OUT
THERE HAS BEEN A LOTS OF CONSIDERATION FOR NEIGHBOURS AND THERE IS NO OVERLOOKING.

SCALE

THE SIZE OF BUILDING IS IN KEEPING WITH OTHERS NEARBY

LANDSCAPING UNCHANGED

APPEARANCE

ANY EXTERIOR REWORK TO MATCH EXISTING

ACCESS

THE SITE HAS GOOD GOOD PEDESTRIAN ACCESS AND GOOD ROAD LINKS