

**PROPOSED DWELLING ON LAND ADJACENT TO "PINDARS",
LYMINSTER ROAD, LITTLEHAMPTON, BN17 7QF.**

DESIGN AND ACCESS STATEMENT

Context

Lyminster Road comprises a mixture of styles. The existing dwelling, built in the late 1960s, is two storey, as is Bay Tree House, to the west, which is of more traditional construction. It is proposed to build a bungalow of traditional materials, which will be sympathetic to the majority of dwellings in the vicinity, on part of the plot to accommodate members of the applicant's family.

Amount

It is considered that the site is of ample area to accommodate a two-bedroomed dwelling, and the division of the plot will provide both the proposed and existing dwellings with adequate garden. The design is suitable for wheelchair access.

Layout

The dwelling has been designed to fit in unobtrusively with others in the road, and particularly adjacent properties. The height of the proposed bungalow will not impact significantly on the neighbours or street scene.

Scale

The proposed dwelling has been designed to provide a home for a retired couple, with an appropriately sized garden.

Access: It is considered that the existing vehicle access is adequate to serve the proposed and existing dwellings. It is proposed to provide ramped access to the proposed dwelling for the benefit of wheelchair users.

Landscaping

It is proposed to remove the hedge to the western boundary and provide a close boarded fence 1800mm high to the eastern and western boundaries. The front garden is to be substantially covered with permeable paving, with the existing lawn retained to the rear.