

98, Elmer Road, Middleton On Sea, Bognor Regis, West Sussex

Design & Access Statement

Context

The context of this application is to refurbish & remodel the existing property, the existing property is a 'chalet style' bungalow with 3 bedrooms sited in the roof space.

It has been assumed that the property has been extended previously with an extension on the side elevation (west) a conservatory on the rear elevation & an entrance porch on the front elevation. The bungalow is generally in a poor state of repair & is in need of a total refurbishment.

My client also wishes to remove an existing wall at the front of the property & to create a larger parking area.

Amount

The footprint of the existing property is to remain as existing with a minor increase at the rear of the property to enlarge the size of the existing conservatory & to infill an existing open verandah & a small increase of the side extension to create an entrance hall, the existing entrance porch at the front of the property is to be removed. The ridge height of the existing bungalow is increased by 1.400 metres.

Layout

The layout for the proposals are generally contained within the footprint of the existing property with the exception of a small increases detailed above.

Scale

We consider that there is no significant increase in the scale attached to these proposals as the ridge height is only being increased by 1.400 metres. There are two storey houses immediately adjacent to No.98 in an easterly direction so we consider that these proposals will fit in comfortably with the street scene without any detrimental effect to the surrounding area.

Landscaping

The proposals do not impact on the existing landscaping

Appearance

The proposals are to create a two storey property with rendered walls at ground floor level self coloured boarding at first floor level & a tiled roof (slate effect) it is intended to install white upvc windows on the front elevation & grey aluminium doors & windows on the rear elevation.

Access

Access to the site will not be affected by the proposals & will remain directly from Elmer Road.

C. R. Fish ~ October 2017