

**Application for householder planning approval
To works carried out at 50 Sea Way, Middleton on Sea**

Applicant: Mrs A Graham

Design and Access Statement



Fig .1 – Image of the existing building to be altered – note the front will be unaffected by the works.

Introduction Background

The site is on Sea Way in Middleton, approximately 2 miles away from Bognor Regis..

The subject site totals 1305m.sq. in area and is triangular in shape.

The site is currently used for residential housing.

The site is in a predominantly residential locality.

Site Analysis

The buildings surrounding the site offer an eclectic mixture of traditional buildings.

Vehicular access to the site is gained off Sea Way.

There is a prominent use of brickwork and render in the area with a street rhythm of boundary walls & planting.

The dwelling is detached with a large garden to rear.

Design Principles

The client wishes to modernise the accommodation and extend to the rear to provide more ground floor accommodation.

The Design Solution

Amount

The new build area on the ground floor is 27.3m.sq. the former garage was 15.m.sq. The extra space has come from the alleyway being incorporated into the building and the garage walls now run level with the front and rear elevations of the bungalow.

Layout

The proposed layout and siting has been chosen to meet the clients design requirements. It will not cause any detrimental overlooking to adjoining properties.

Scale

The scale of the proposals is similar to other properties in the area.

Landscaping

The landscaping will remain as existing

Appearance

The materials and components proposed are taken from the existing building :

Use

The scheme is in keeping with the surrounding residential nature of the area.

Access

The landscaping will remain as existing

Sustainability

The extension been designed to include a large amount of openable windows to allow both a high quality of ventilation and a large amount of day lighting within the extension. We will also be looking at improving the insulation values in the house at building regulation stage.



Rear of building to be extended.