

Design & Access Statement

Address – 18 Manor Way, Elmer Sands, Bognor Regis, West Sussex

- 1) Assessment** This building is located in a well established residential road consisting of a mixed development of mature two storey & chalet style detached dwellings, all with off-road parking & gardens. This is a retrospective application for a balcony to the rear of the property, overlooking the beach. The balcony is to the south & east sides of the property, which face onto a wide side access & a deep garden on various levels to the rear of the property. The design of the balcony is intended to create a minimal impact on the streetscape. It is anticipated that there will be no overlooking problems with the balcony area to the east of the building as this overlooks an open area that is used by the residents of Elmer Sands for recreation activities.
- 2) Involvement** Neighbours have been consulted by the building owner, with no adverse comments having been received.
- 3) Design**
- a) Use** Balcony
- b) Amount** Balcony to rear & side, area 70m²
- c) Layout & appearance** Balcony to rear & side to afford views over the beach & adjoining open spaces. Obscured panels erected at boundary with adjoining property at 16 Manor Way.
- d) Scale** See C above
- e) Landscaping** N/A