



MULBERRY
ARCHITECTURE

Design and Access Statement 44 Paghham Road Proposed 4 bed chalet bungalow

Amount of Development

Having regarded to the characteristics of the street this development would not affect the original street nor would this be harmful to the area. It would make the best use of space by providing an extra self-contained 4 bed dwelling within an established built up area. The principal therefore accords with Aruns policy SD SP1, SD SP1a and SD SP2

Layout

The proposed dwelling would not extend beyond the present building line of the existing building. Consequently, it would not result in any detriment to existing residential surroundings, nor would it cause any overlooking or overshadowing of neighbouring properties.

Scale

The existing street and surroundings are predominately dwellings. The proposed will be a direct copy of the existing property. All room sizes for the proposed dwelling have been taken from the Arun local plan Section 13 pg 166 and Nationally Described Space Standards. Both properties overachieving these sizes as shown on plans submitted.

Landscaping

Landscaping will comprise of south facing grassed garden areas to the rear and new driveway for off road parking to the front. Both of which again exceed the national average sizing.

Appearance

The extensions will be to same design as the existing property along with new driveways complying with policy QE SP1 and paragraph 127 of the national planning policy

Use

The proposed dwelling will fit in well with its neighbours it will not be out of place in this locality which consists predominantly of residential units. this a very sustainable development as will be built on existing unused side garden, which accords to the national planning policy paragraph 118 D and paragraph 123

Access

Pedestrian access into the new dwelling will have a level threshold to comply with Building Regulations.

It is not considered that the creation of the additional dwelling in this location will materially effect traffic calling to or from the site or add to on-street parking in the locality. The site is in a very sustainable location from a public transport and amenities point of view. Pagham Road is on a bus route with a bus stops close by. The site has good pedestrian and cycle links to the village centre and other areas of the town.

It is not considered that highway safety will be an issue with this proposal. The present parking is considered to be acceptable to serve the development and no further parking provision is required on site as the existing has the 4 spaces required for the conversion.

Appraisal of Context

The immediately surrounding area is predominantly residential consisting mainly of semidetached, terraced housing and detached. The proposal would provide an extra dwelling in a very sustainable location within the built up area of Bognor Regis. It is a modest form of development that will not cause harm to the existing environment.

September 2025