

Design & Access Statement

Application for a Lawful Development Certificate for a Proposed use or development.

Garage Conversion

Site Address:
4 Ledbury Way
Bognor Regis
West Sussex
PO21 4JP

For & on behalf of:
Mr Adam Pink
4 Ledbury Way
Bognor Regis
West Sussex
PO21 3JP

Ref: AP01/DAS/20

1.0 Introduction

This Design & Access Statement (DAS) supports an application for a Lawful Development Certificate for a proposed use or development.

The proposal is to convert an integral single garage into use as a en- suite and brerakfast room and would comprise of the necessary building work to upgrade the existing structure in line with the Building Regulations.

The DAS identifies and sets out the key change of use principles applied to the proposal taking into account context and reference to the surroundings.

The DAS follows the standard approach to form and content to support the application.

2.0 Physical Context

The detached single garage and located at 4 Ledbury Way which is a residential property and considered a domestic dwelling and the proposed garage conversion does not change its use under use class C3.

The garage occupies the Northern part of the site within the main building structure and is within the existing demise and ownership boundary at 4 Ledbury Way. It is accessible by road that currently provides access to all the properties located in Ledbury Way. This proposal does not affect or change any access or access rights to the current structure or any of these properties.

Ledbury Way is a residential Cul-de-sac located off Gloster Drive with a street scene that comprises of a mixture of terraced and semi-detached houses and bungalows that occupy plots of similar sizes.

Properties in Ledbury Way and the surrounding residential area were built at similar time and are of similar construction, shape, style and form. These properties were built during the 1960's, and 70's. In more recent times many have gone through alterations, modernisation and extension.

3.0 Development

The integral garage measures approximately 12.5m². It is proposed to retain all the existing external features, with no significant physical alterations apart from the removal of the existing garage doors that are to be infilled with brick work match the existing and the installation of a new window and a French door set, including the blocking up of a single door.

The access into the site will remain as the existing, off Ledbury Way. There is no proposal or requirement to amend any existing access arrangements to the site.

4.0 Layout and Scale (Accommodation)

The current garage is integral single garage and the proposed use will form a new en-suite off the master bedroom and enlarge the kitchen to provide a breakfast room all falling within the internal space already available within the current garage footprint.

The proposed use will not require an extension or increase the size of the existing property and would fall within the existing footprint of the garage.

5.0 Appearance

There is no proposal to significantly alter the current external appearance of the house apart for the replacement of the existing single garage door with a white uPVC double glazed window and uPVC French door set, with infill used with bricks to match the existing

6.0 Conclusions

The existing property is a domestic dwelling and the proposed garage conversion does not change its use under use class C3 and is considered permitted development and therefore it is considered that planning permission is not required as the conversion falls within class 2 of the General Permitted Development Order 1995 (as amended).

This DAS supports the application for a Lawful Development Certificate for a proposed use or development.

7.0 Photographs

Photograph 1. Front elevation of the existing garage (north east elevation).



Photograph 2. Side elevation of the garage. Note the single timber door on the far left of the picture provides access into the garage. The single uPVC door on the right of picture will be removed and bricked up. (north west elevation).

