

Arun Plans

101 Felpham Way
Felpham
Bognor Regis
West Sussex
PO22 8QB

Tel: 01243 855111

Extensions • New Build • Conservatories • Garages • Planning • Building Regulations

Planning Dept.
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

01 November 2007

Your Ref: Proposed New Dwelling to site adjacent to:- Cosy Nook, Hook Lane, Pagham, PO21 3PB

DESIGN & ACCESS STATEMENT

Process

In consideration of the above development, the proposal is for a new dwelling to enhance the specific site and area.

The assessment of the requirement for the development is in respect of the existing Garage being poorly designed and constructed.

Use

With regard to the use of the dwelling, it is appropriate for the dwelling to be constructed on this site, we found that this compliments the existing residential use so as not to cause nuisance to the existing neighbouring dwellings.

Amount

The size of the facility has been kept minimal, in keeping with the adjacent dwelling and sufficient distance from the carriageway so as not to cause visibility issues for road users or pedestrians.

Layout

The layout of the site has been kept practical to allow for parking and pedestrian accessibility

Scale

The building is on a scale which is uniform to the surroundings and the visible aspects are of a comfortable scale and fits in well with it's surroundings

Proprietor: C.Greenwood

Landscaping

The landscaping to the site haven't warranted any alteration at this time

Appearance

The appearance of the dwelling is reasonable as it is a residential dwelling and all brickwork colour or appearance can be made to enhance the local surrounding area.

Access

Access around the site hasn't been compromised and all parking will be available on the site.

Regards

C Greenwood

Proprietor: C.Greenwood