

Supporting statement

Property:

Land to the rear of:

24 Lion Road, Bognor Regis PO21 3LA

Proposal

New dwelling

This supporting statement accompanies the application seeking to construct a new dwelling to the rear of a detached chalet bungalow.

SITE

The site is located in a residential area in Bognor Regis. The existing property is a detached chalet bungalow with a large garden that measures 15.4m at its narrowest adjacent to the road and extends to 22m at its widest point where the proposed bungalow is located. The total area of the site is 1088m².

PROPOSAL

The proposed development is a new build 2 bedroom detached bungalow in the rear of the plot. There is an existing right of access to the rear from Mill Park Road which will provide the new access to the proposed property (see image 1 below). The area to the rear is currently a resident car park. The proposed access won't impact the residents parking due to the existing right of access shown edged in blue on the block plan.



Image 1 - Existing right of access to the rear of the site

DESIGN

The proposed bungalow will have a hipped grey slate roof and off-white rendered walls to match the adjacent bungalow at 24 Lion Lane. The windows will be grey UPVC with a brick soldier course above. The front door will be composite and the bifold doors will be Anthracite grey aluminum.

SPACE STANDARDS

The national space standards for a single storey 2 bedroom, 3 person property are as follows:

- At least 61m² GIA
- Double bedrooms are at least 11.5m² GIA and a minimum of 2.75m wide
- Single bedrooms are at least 7.5m² GIA and a minimum of 2.15m wide
- At least 2m² of built-in storage

The property complies with the minimum space standards as it provides 67m² habitable space and at least 2m² of built-in storage.

Bedroom 1 exceeds the minimum space requirements as it is 12m² including the built-in storage plus the En-Suite with a minimum width of 3m. Bedroom 2 complies as it has a GIA of 9.6m² plus the built-in storage and a minimum width of 2.4m.

PARKING AND ACCESS

The proposal includes 2 off-street parking spaces adjacent to the property with access from the road to the rear. There is sufficient space to turn the vehicles around and exit the site in forward gear.

The existing bungalow will still retain its off-street parking spaces at the front of the property.

There is no need for a new dropped kerb to the rear of the property as there is level access from the garden to Mill Park Road.

The proposal also includes a separate cycle store plus an area for bins to the side of the property as shown on the block plan.

LANDSCAPING

A new 1.8m high close board fence will be erected to divide the gardens to the rear. The garden area will be mainly laid to lawn with a patio and gravel hard standing.

A new 1.8m h pair of gates will be erected at the entrance of the site to provide privacy.

The existing chalet bungalow will still retain a good size garden and sits roughly central in the plot.

SUSTAINABILITY

The site is in a highly sustainable location as it is well placed for the town centre, local schools and bus routes. It can be concluded that the proposal is compliant in terms of sustainability.

The dwelling will be constructed to modern standards complying with current Building regulations.