

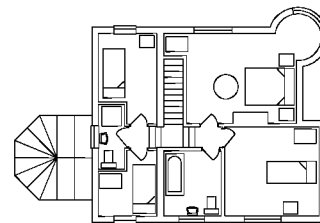
Surveyors and Designers

Building design

Planning

Surveys

Glazed structures



Bryceson Shaw Associates

2 Wellesley Court, Fitzalan Road,
Littlehampton, West Sussex BN17 5JW

Design, access and heritage statement.

Elm Farm 34 The Street Rustington BN16 3NX

Our ref. 2948

May 2022

Design:

1 The proposal:

The proposal is to erect a garage in the front garden.

2 Layout:

The site layout is dictated by the existing house and drive with the garage being placed to allow forward access to the road.

3 Scale:

There is no change of scale arising from this proposal.

4 Appearance:

The garage will be of traditional oak framing and cladding being detached the garage does not affect the external appearance of the house.

5 Landscaping:

There are only minor changes to landscaping.

6 Context

The site is in the residential area of Rustington, comfortably within walking distance of shops, amenities and services.

7 Amount

It is considered that a house of this stature would be expected to have a garage and its addition is only a small increase in the built area given the size of the garden.

Access:

8 Externally:

There is no change to access to the house.

Emergency services access is considered adequate to all parts of the buildings and site.

9 Flood risk:

The building is in flood zone 1.