ARUN DISTRICT COUNCIL
No. R 242 07
Received

DESIGN & ACCESS STATEMENT

PROJECT : 6, DUNCTON ROAD
RUSTINGTON
BN16 3LA

PREPARED BY : ARW DESIGN
89, SOUTH STREET
TARRING
WORTHING
BN14 7ND

This proposal is for a single, residential three bedroom two storey house with approximately 77m2 floor area attached to the north elevation of an existing three row terrace.
Built on level ground the property will be constructed in the present walled off garden area of No:6 Duncton Road, presently a large corner plot.
Our design concept is in keeping with the style and appearance of the existing properties maintaining similar lines and heights on all elevations and matching materials as closely as possible.
The property is staggered back approximately 5m from the front elevation of no:6 therefore reducing the effect of an extended terrace.
The proposed unit will maintain gardens to the front and side which are already laid out to lawns with a mature hedge at the boundary with highway.
Allocating the existing garage to this proposal (currently included with no: 6) means it will have an existing vehicular access, with a new path from the front door to the existing pedestrian footpath.
Situated close to a comprehensive range of local shops and amenities and good local schools with easy access to mainline railway and buses we consider this proposal should be granted outline planning permission.