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This Design & Access statement is in support of a Householder Planning Permission to be submitted to A run District Council for a Single Storey Extension to the Rear of the Property.

This statement will demonstrate how the design of the scheme complies with the relevant planning policies at national and regional level.

Reference should be made to the submission drawings for details of the proposals, ref:

PP-273

- 01 Existing Site & Location Plans
- 02 Existing Plans
- 03 Existing Elevations
- 04 Existing Section
- 05 Proposed Site and Location Plans
- 06 Proposed Plans
- 07 Proposed Elevations
- 08 Proposed Section

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The application site extends to an area of approximately 418m

The property is situated in the built up village of Y apton within the county of West Sussex. Access to the property is via Park Drive, Park Road and Bilsham Road (B2132) where there is currently bus services to Chichester.

The semi-detached property has been constructed over two storeys with red brick walls, white double glazed windows under a tiled pitched roof. The front garden consists of block paving for parking and low level brick/timber walls/fencing with some vegetation. The rear of the property is accessed externally via the side gate or through the property where there is paving, lawn/vegetation and timber fencing to the boundary lines.

The site does not appear to be of listed status or in an area at risk of flooding.

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The property does not have any relevant planning history to date.

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The applicant will be seeking approval for a householder planning application for a Single Storey Extension to the Rear of the Property.

The policies contained within the National Planning Policy Framework published 27th March 2012 will apply. The proposal has also been considered with particular regard to A run District Council's current Local Plan and all relevant Supplementary Planning Guidance, Planning Documents and material considerations.

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The existing main dwelling is for residential use.

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The proposed single storey extension will increase:

2 The ground floor GIA from 70m² to 107m²

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The ground floor proposal will provide an additional living space and will include for a kitchen, family dining space, snug, utility and a shower room.

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The proposal has been designed to be sympathetic to the host building by adopting similar design/construction techniques.

The extension will be made up of brick work walls to match existing, a GRP flat roof with flat roof windows, a bi-fold doorway and a new window to maximise the intake of natural daylight, helping to make the new space more efficient and sustainable.

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The rear garden will be adapted to allow for the newly extended space. The extension will have minimal impact on any major landscaping and will only see the removal of lawn space and the relocation/removal of paving.

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Access to the house will stay as existing.

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- 2 The proposal has been considered with regards to the National and Local plan policies.
- 2 The proposals would be appropriate in terms of design and appearance in relation to the main building and surrounding area and will maintain, reinforce and enhance the character and quality of the property.
- 2 The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built up area or landscape.
- 2 Regarding local policy considerations, the proposal is:
 - o Well designed, sited and detailed in relation to the existing property, adjoining properties and to the surrounding area;
 - o It would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
 - o It takes account of the existing space around buildings and the character of the area.