

1 Turpins Mount, Main Road, Yapton, West Sussex, BN18 0EU

## **DESIGN & ACCESS STATEMENT**

The site lies within a conservation area and is accessed by a private shared drive from Main Road. It is wholly owned by the applicant with permanent access rights enjoyed by the owners of:-

- a) Victoria House, Main Road, Yapton
- b) 1 Tillington Cottages, Main Road, Yapton
- c) 2 Turpins Mount, Main Road, Yapton

It is to be noted that they each have the right to access and travel to their property but do not have the right to use the site for any other purpose.

The existing outbuilding containing the garage is already predominantly domestic accommodation and the proposed conversion will not reduce the parking provision as approved 7/74/09-14.1.2010, but merely relocate it externally. Said relocation will not affect the service and turning facilities. The drive, parking, service and turning area is currently fully hardscaped with shingle and thus there will be no visual alteration.

Blocking up the garage door opening will be carried out with painted face brick work and double glazed timber window frame, painted white all in sympathy with and to match the existing property.

The proposed link which is mostly obscured by the existing buildings and boundary fence will be finished externally with white painted horizontal shiplap boarding on insulated studwork with double glazed timber window frame painted white above. Roof over to be 3 layer felted flat roof.

Both the blocking up and link will be constructed to current Building Regulation Thermal Resistance Standards.

In conclusion, the pedestrian and vehicular access to the site and buildings is not comprised or detrimentally affected by the proposal. Furthermore, the change to the overall appearance of the site and impact on neighbours is negligible.