

**MERRY MEATS**  
**MAIN ROAD**  
**YAPTON**  
**WEST SUSSEX BN18 0EY**

**DESIGN AND ACCESS STATEMENT**

**Introduction**

This is a proposal to remove a large shed to the rear of a shop and to replace it with a property extension to the shop. This statement has three pages.

**Policy Background and Social/Economic Context**

The development is within the Built-Up Area and careful consideration has been given to the saved policies set out in the Arun District Local Plan 2003 together with policies set out in the South East Plan of May 2009 and the proposal does not conflict with these.

The existing shop serves the residential neighbourhood in which it is located and meets the needs of the local community. In order to continue meeting these needs which are growing this additional accommodation to increase the overall size of the shop will enable a wider range of products and services to be offered. There are therefore social and economic benefits to be gained by the proposed development.

The extension will have thermal insulation of the highest standard to the roof, walls and floor.

**Design Principles**

As has been said the extension is to be used as part of the existing shop which is already an appropriate and long established use for this area.

The extension is to the rear of the property and does not impact upon the street scene and is of simple non-intrusive design.

The building to which the extension will be attached has largely clay stock brickwork walls

The extension will involve removing a large shed to the rear of the shop so the extension will be an improvement to the design of the rear of the property as a whole.

The extension will not impact adversely upon the remainder of the site which is of a reasonable size and provides car parking although customers tend to park in the car park across the other side of Main Road by the village green and in the lay-by outside the Co-Op store next door.

No trees will be affected by the proposal.

The extension will be accessible to everyone as the existing shop is and there will be level entry.

### Use

The use will be as a shop which is the use of the accommodation to which the extension is to be attached so there are to be no changes from the existing.

### The Amount of Development

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The existing shop has a gross internal floor area of just under 93m<sup>2</sup> and the new extension will provide an additional area of just under 36m<sup>2</sup> but after allowing for the storage shed the net increase will be around 20m<sup>2</sup>. The additional floor space will allow a wider range of products to be sold and services offered.

### Layout

The drawing submitted with the planning application shows that the extension is to be built against the rear of the existing shop and will occupy the land that the shed stands on.

Care has been taken to ensure that it will have no impact on the amenities of neighbouring properties. To the east is the site of a recently demolished workshop which is to be developed with housing and to the west is vacant land to the rear of the adjoining fish and chip shop.

It is not possible to build the extension to the same width as the existing building as the land to the north is subject to a shared right of way and is not in the ownership of the applicant.

### Scale

The eaves height of the proposed extension is around 3000mm. This will make the extension subservient to the main building on the site to which it is attached which has an eaves height of around 5000mm.

The extension will not be out of keeping in terms of its height and bulk either with the existing building on the site or neighbouring buildings.

### Landscaping

No landscaping is planned and no existing landscaping of the site is to be changed.

### Appearance

The extension will be of simple appearance. It will have clay stock brickwork walls to match the existing. The roof will be flat and finished with mineralised bitumen felt and will include three roof lights. The entrance door and window shown will be of white uPVC to match those of the present building. The fascia and gutter boards will also be of white uPVC and the gutters and down pipes will be of uPVC in a contrasting black colour.

### Access

Although the existing site has on-site car parking facilities as has been mentioned earlier they do not generally appear to be used by customers coming by car, as they normally park in the car park across Main Road by the village green or in the lay-by outside the Co-Op which is next door. The proposal will not change anything.

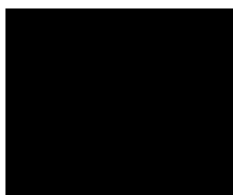
Deliveries of goods will not be affected by the proposal.

There will be level access to this part of the shop as with the existing for customers who walk or come by bus or by those with disabilities.

If customers come by bicycle then there is plenty of room in the rear yard for these.

Road safety will not be affected by the proposal.

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