ARUN DISTRICT COUNCIL
No. 4 74 06
RECEIVED 15-11-06

Arun Plans
101 Felpham Way
Felpham
Bognor Regis
West Sussex
PO22 8QB

Tel: 01243 855111

Extensions • New Build • Conservatories • Garages • Planning • Building Regulations

Planning Dept.
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

10 November 2006

Your Ref: Proposed Demolition Of existing dwelling and new double storey dwelling to Floribunda, Bilsham Road, Yapton, BN18 0JN

DESIGN & ACCESS STATEMENT

Process
In consideration of the above development, the proposal is for a new dwelling to enhance the specific site and area.
The assessment of the requirement for the development is in respect of the existing dwelling being poorly designed and constructed.

Use
With regard to the use of the dwelling, it is appropriate for the dwelling to be constructed on this site, we found that this compliments the existing residential use so as not to cause nuisance to the existing neighbouring dwellings.

Amount
The size of the facility has been kept minimal,in keeping with the adjacent dwelling and sufficient distance from the carriageway so as not to cause visibility issues for road users or pedestrians.

Layout
The layout of the site has been kept practical to allow for parking and pedestrian accessibility, the implementation of a drop kerb will enhance the off road parking from the carriageway.

Scale
The building is on a scale which is uniform to the surroundings and the visible aspects are of a comfortable scale and fits in well with it's surroundings

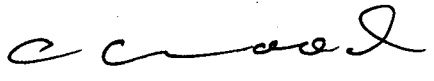
Proprietor: C.Greenwood

Landscaping
The landscaping to the site haven't warranted any alteration at this time

Appearance
The appearance of the dwelling is reasonable as it is a residential dwelling and all brickwork colour or appearance can be made to enhance the local surrounding area.

Access
Access around the site hasn't been compromised and all parking will be available on the site.

Regards



C Greenwood

Proprietor: C.Greenwood