

Design & Access Statement

Application for a Lawful Development Certificate for a Proposed use or development.

Garage Conversion

Site Address:
Carpenters Cottage
Hoe Lane
Flansham
Bognor Regis
West Sussex
PO22 8NW

For & on behalf of:
Mr Oliver Mayhew
Carpenters Cottage
Hoe Lane
Flansham
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PO22 8NW

Ref: OM01/DAS/19

1.0 Introduction

This Design & Access Statement (DAS) supports an application for a Lawful Development Certificate for a proposed use or development.

The proposal is to convert an existing detached single garage into use as a study room and would comprise of the necessary building work to upgrade the existing structure in line with the Building Regulations.

The DAS identifies and sets out the key change of use principles applied to the proposal taking into account context and reference to the surroundings.

The DAS follows the standard approach to form and content to support the application.

2.0 Physical Context

The detached single garage and located at Carpenters Cottage which is a residential property and considered a domestic dwelling and the proposed garage conversion does not change its use under use class C3.

The garage occupies the Northern part of the site within the existing demise and ownership boundary at Carpenters Cottage. It is accessible by the private road that currently provides access to all the properties located on Hoe Lane. This proposal does not affect or change any access or access rights to the current structure or any of these properties.

Further to the North, East and West, adjacent the site is residential properties along Hoe Lane.

Hoe Lane remains predominately a residential street with a limited number of mixed use units along the road towards the eastern end of Hoe lane towards the A259. .

The street scene comprises of a mixture of detached and semi-detached houses and bungalows that occupy plots of varying sizes.

Properties in Hoe Lane have been built at different times ranging from late 1800's, early 1900's, 1930's, 50's and 90's style properties and in more recent times many have gone through substantial alterations, modernisation and extension.

Located directly south of the garage is the main house of Carpenters Cottage only c2.5m away.

3.0 Development

The garage measures approximately 26.7m². It is proposed to retain all the existing external features, with no significant physical alterations apart from the removal of the existing garage doors that are to be infilled with rendered block work to match the existing and the installation of a new window and door.

The access into the site will remain as the existing, off Hoe Lane to the North of the site. There is no proposal or requirement to amend any existing access arrangements to the site.

4.0 Layout and Scale (Accommodation)

The current garage is a single garage and the proposed use will form a new study space with WC and shower room, all falling within the internal space already available in the current garage footprint.

The proposed use will not require an extension or increase the size of the existing garage and would form within the existing footprint of the garage.

5.0 Appearance

There is no proposal to significantly alter the current external appearance of the garage apart for the replacement of the existing single garage door with white double glazed window and uPVC door, infilled with block work and rendered to match the existing and to install new door in white uPVC to match.

6.0 Conclusions

The existing property is a domestic dwelling and the proposed garage conversion does not change its use under use class C3 and is considered permitted development and therefore it is considered that planning permission is not required as the conversion falls within class 2 of the General Permitted Development Order 1995 (as amended).

This DAS supports the application for a Lawful Development Certificate for a proposed use or development.

7.0 Photographs

Photograph 1. Side elevation of the existing garage (Eastern elevation).



Photograph 2. Front elevation of the garage (Northern elevation).

