Design and Access statement ~ Manor Road Service Station, Manor Road, Lancing.

This design and access statement is submitted as part and in support of the planning application for retrospective planning permission for the retention of the replacement pump canopy.

Use

The garage the subject of this retrospective planning applications is located North of Manor Road with two access roads running North on both sides of the garage, Lynchmere Avenue and Upper Boundstone Lane. The site is a well established Garage with out any service or repair facilities.

Amount

The proposed application if for an identical replacement canopy regarding its size, materials and location.

Layout

The replacement canopy will not alter or change the function of the garage nor will it affect the existing vehicular movements of the garage and its setting.

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Scale

The design and scale of the replacement canopy replaces the existing canopy which has been removed.

Landscape

It is not proposed to implement any additional hard or soft landscaping regarding this proposal however should the Local Planning Authority should consider there is a need for additional landscaping associated with this development this would be implemented under their guidance.

Appearance

The appearance and setting of the garage with in the existing street scene and immediate environment will not alter to any extent due to the replacement canopy being a copy of the previous canopy which has been removed prior to this retrospective planning application being submitted.

Access

The Existing garage benefits from vehicular access on both sides of the site and as the replacement canopy replicates the previous canopy it is not considered the application will attract any additional vehicular movements to and from the existing garage site therefore no additional on site parking has been indicated.