

**DESIGN & ACCESS STATEMENT IN RESPECT OF
GARAGE BLOCK CONVERSION , TO RESIDENTIAL ;
'NEPCOTE CHASE' LINKS ROAD , WORTHING .**

AMOUNT	THE ONLY ADDITION IS FOR ONE DWELLING UNIT TO BE CREATED ; THIS BY THE CONVERSION OF THE EXISTING OUTBUILDING (GARAGE / STORE) INTO A TWO BEDROOM RESIDENTIAL UNIT , TO BE USED AS OVERSPILL ACCOMMODATION FOR THE MAIN HOUSE , NOT AS A SEPARATE UNIT .
LAYOUT	THE EXISTING LAYOUT OF BUILDINGS / ROUTES / OPEN SPACE , IS NOT IN ANY WAY AFFECTED BY THIS PROPOSAL , NONE OF THESE ITEMS IS CHANGED AT ALL .
SCALE	THE HEIGHT [6.50m] , WIDTH [6.20 m] , LENGTH [7.30 m] OF THIS BUILDING ARE NOT CHANGED BY THE PROPOSAL ; THE CONVERSION IS WHOLLY WITHIN THE EXTERNAL PARAMETERS THAT NOW EXIST . IN FACT THERE IS A VERY SLIGHT REDUCTION BY VIRTUE OF AN EXISTING EXTERNAL STAIRCASE BEING REMOVED , AS PART OF THE PROPOSAL ,
LANDSCAPING	THERE IS NO PROPOSAL FOR ADDITIONAL PLANTING TO TAKE PLACE , IT IS CONSIDERED THAT THERE IS MORE THAN SUFFICIENT EXISTING LANDSCAPING ON THIS SITE .
APPEARANCE	THE OVERALL APPEARANCE INCLUDING THE EXTERNAL BUILD FORM , WILL REMAIN BASICALLY AS IT IS NOW . THE CHANGES PROPOSED ARE FOR REMOVAL OF TWO GARAGE DOORS , WHICH ARE TO BE REPLACED WITH BRICK WORK [TO MATCH EXISTING] . PLUS NEW ENTRANCE DOOR WITH TILED PORCH ROOF OVER ; PLUS NEW WINDOWS ALONGSIDE SAME . THE MAIN ROOF REMAINS EXACTLY IN IT'S PRESENT FORM , NO CHANGE AT ALL . ONE FURTHER CHANGE IS THE REMOVAL OF THE EXISTING WROUGHT IRON STAIRCASE LEADING UP TO THE FORMER ENTRANCE DOOR (to be removed) TO THE FIRST FLOOR LEVEL , ON ONE SIDE ELEVATION ; THIS DOOR TO BE PARTIALLY BRICKED UP , WITH A WINDOW INSTALLED IN THE UPPER AREA . ALSO A NEW WINDOW IS TO BE FITTED , AT GROUND FLOOR LEVEL . ALL OF THIS IS CONSIDERED TO BE AN IMPROVEMENT TO THE OVERALL APPEARANCE OF THIS STRUCTURE .
ASSESSMENT	THE PROPOSED CONVERSION OF THIS EXISTING BUILDING WILL NOT PRODUCE ANY ADVERSE AFFECT IN TERMS OF PHYSICAL / SOCIAL OR ECONOMIC CHARACTERISTICS , IN RELATION TO RELEVANT PLANNING POLICY , BEARING IN MIND THAT EXACTLY THE SAME SCHEME WAS SUBMITTED IN 2003 AND , AND WAS APPROVED AT THAT TIME , AND THIS

STILL REMAINS VALID AT THIS TIME . THE
PROPOSED APPLICATION IS PURELY TO EXTEND THE
EXISTING APPROVAL FOR A FURTHER PERIOD .

INVOLVEMENT NO CONSULTATIONS HAVE TAKEN PLACE WITH ANY OF THE
LOCAL COMMUNITY / ACCESS GROUPS OR PROFESSIONAL
UNDERTAKINGS , INDEED THE LOCAL BUILDING CONTROL
DEPT., HAS NOT BEEN INVOLVED , AS IT IS CONSIDERED
TOO EARLY TO CONTACT THEM . *THIS APPLICATION IS
PURELY TO EXTEND THE EXISTING APPROVAL , NONE OF THESE
ACTIONS WAS / IS CONSIDERED NECESSARY AT THIS TIME .*

EVALUATION THERE ARE NO CONFLICTING ISSUES IN THIS PARTICULAR
CASE , AS THE PROPOSAL IS WITHIN AN EXISTING
RESIDENTIAL CURTILAGE , AND THERE IS OPEN LAND (A
GOLF COURSE) ON THE OPPOSITE SIDE OF THE ROAD , PLUS A
CURRENT APPROVAL DATING FROM JUNE 2003 REMAINS
VALID .

DESIGN CONSIDERABLE CARE WAS TAKEN WHEN PREPARING THE
ORIGINAL SCHEME [IN 2003] TO PRODUCE A DESIGN , FOR
THIS CONVERSION , THAT WOULD BE BOTH SUITABLE AND
PLEASING TO THE EYE , AS A CONVERTED EXISTING
OUTBUILDING WITHIN AN EXISTING RESIDENTIAL
CURTILAGE .

ACCESS ALL FORMS OF ACCESS [VEHICULAR / PEDESTRIAN /
EMERGENCY SERVICES AND DISABLED REMAIN TOTALLY
AS THAT WHICH EXISTS AND HAS BEEN APPROVED , AT
PRESENT , ALL USERS WILL STILL BE ABLE TO MOVE
AROUND THIS SITE , AS THEY DO NOW , NOTHING AT ALL
WILL CHANGE .

GORDON F DIXON