Design & Access Statement

For:
Proposed Conversion Of Existing 3 Bed Flat to 2 x 1 Bedroom Flats at:
First Floor
83 North Rd
Lancing
West Sussex
BN15 9AS

ADUR & WORTHING
PLANNING SERVICES
PLAN | AWDM/ 0392/15
DATE VALID | 25 MAR 2015

Ref: 03 BJW83NRL

Applicant:
Mr & Mrs Taylor

Statement Compiled By:
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Date:
9.3.2015

Revision:

Use:
The property currently comprises a first floor 3 bedroom flat accessed from Culver Rd via and external staircase.

Planning History:
The same application (Conversion Of Existing 3-Bedroom First-Floor Flat Into 2-One Bedroom Flats) was submitted in 1989 and was granted approval on appeal in 1990.
REF: L/199/89/TP/4714
We seek approval for the same proposal due to the approval having long expired.

Amount:
It is proposed to convert the large existing 3 bed flat into 2no. 1 bed flats with cycle storage and bin storage space to the ground floor area.

Layout:
The internal floor space of each proposed flat falls slightly short of the development standards of 45m2 on overall floor space but the main room sizes i.e bedroom are over the 11m2 minimum.
The layout of the flats work well and there is a high demand locally for this type of accommodation.

Scale & Appearance:
There will be zero impact on the surroundings as there will be minimal changes to the building.
The proposal will have no adverse impact on the existing building and the surrounding area.

Access:
Existing access to shops will not be affected.
An additional front door for the second flat will be created as indicated on the plans and the existing steel platform will require extending to allow for this.

Landscape:
Not Applicable - There are no changes proposed to the landscape.