MARSHALL CLARK

CHARTERED SURVEYORS · COMMERCIAL PROPERTY CONSULTANTS

12 Sompting Road,
Worthing,
West Sussex BN14 9EP

Telephone: 01903 236599

Facsimile: 01903 208973

worth@marshallclark.co.uk

www.marshallclark.co.uk

DESIGN & ACCESS STATEMENT

FOR PROPOSED ALTERATIONS TO

27 CULVER ROAD

LANCING

FOR MR & MRS J WATERS

PREPARED AUGUST 2009

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad/03/09
DATE RECEIVED 24 SEP 2009

USE

27 Culver Road, Lancing is a semi detached chalet bungalow of residential use with garage and driveway.

AMOUNT

The property has been altered from original, with rooms in the roof long since completed, and a recently approved planning application for single storey side extension, together with a relocated garage further to the rear of the property. The scope of this application is to re-apply for an elongated garage a further 3 metres to be 9 metres overall, and to apply for planning approval to demolish the existing conservatory and re-build it in solid structure of exactly the same height, length and width.

LAYOUT

The intended garage for extension is in the rear garden adjoining the side boundary, to the rear of the side driveway, and the intended additional 3 metre length is to extent further south into the garden leaving the front elevation of the garage facing the highway remaining unchanged.

The conservatory at present forms the full width across the rear of the property adjoining the other half of the semi detached residential dwelling, and it is intended to fully re-build this in solid structure.

SCALE

The garage will be screened by adjoining owners existing outbuildings and effectively has no impact on neighbours.

Similarly the existence of the conservatory at present, proposed to be re-built in solid structure, scale and layout remains exactly as existing.

LANDSCAPING

Simply hard pavings between the proposed buildings to allow pedestrian access. There are no landscaping proposals on the front of the property.

APPEARANCE

The intended finishes are to use face brickwork to match existing structure to both the extended garage and the re-built conservatory, with felted flat roof to remain as inconspicuous as possible.

Window frames similarly to match existing.

The rear gardens extend south and in practical terms there is no overlooking due to the proximity or distance from adjoining units.

cont/...

ACCESS

There are no highway, footpath or vehicle changes proposed, and as such the existing front/north elevation access to Culver Road remains unchanged.

SIGNED .... [redacted] **DATE** ..28/8/9...

WAYNE GOSDEN

For and on behalf of Marshall Clark LLP