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# Design & Access/Planning Statement

APPLICATION FOR CHANGE OF USE OF RESIDENTIAL GARAGE TO STAFF ROOM TO DENTAL PRACTISE AND NEW DOOR TO DENTAL SURGERY WITH EXISTING DOOR RETAINED FOR ACCESS TO FIRST FLOOR FLAT.

## 104 SOMPTING AVENUE, LANCING

Add 02/12/09

30 JUL 2009

APPLICANT: DR MEGAN ALAVI

AGENT: CRESCENT DESIGNS (SUSSEX) LTD

DATE: 23:07:09 REF: 09019

## 1.0 INTRODUCTION AND BACKGROUND

1.1 104 Sompting Road, Lancing was granted planning permission for change of use of the ground floor of the chalet bungalow to dental surgery, with a linked first floor flat, in 2007.

1.2 The existing garage was retained as vehicle parking for the first floor flat.

1.3 There are two further parking spaces on the driveway.

## 2.0 GARAGE CONVERSION

2.1 A need for a more spacious staff area with lockers and dining area was identified.

2.2 The garage was under used as the owner-occupier did not park there.

2.3 In operation it was found that the two car spaces on the driveway were adequate for the staff car parking as most walked or took public transport to the site.

2.4 A decision was taken to convert the garage to staff accommodation. It was not realised that planning permission was required for this.

## 3.0 DESIGN CONCIDERATIONS

3.1 The garage exists and the proposal simply replaces the garage door with a pedestrian access door with a sidelight window and boarded panelling. The remaining elevations are as existed.

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## 4.0 NEW DOOR TO DENTAL SURGERY WITH EXISTING DOOR RETAINED FOR ACCESS TO FIRST FLOOR

4.1 During the conversion of ground floor into the surgery accommodation it became apparent that it would be operationally better to have separate entrances to the surgery and the first floor flat. Forming a new door to the surgery reception area and providing a pass-door between the reception area corridor and the flat entrance hall achieved this.

## 5.0 DESIGN CONCIDERATIONS

5.1 The introduction of the door into the side elevation has had minimal impact on the street scene as it can be viewed only obliquely from the road. The materials and finishes match the other doors and windows.

5.2 The new door has allowed the formation of a level, wheelchair accessible entrance, which would have been very difficult to achieve with the existing entrance door, shared with the flat.

