PLANNING D...
PLAN No. A0610/10
DATE 26 FEB 2010

Design and access statement ~ 2 – 16 Penhill road, Lancing. BN15 8HJ.

This design and access statement is submitted as part and in support of the planning application for the conversion from one flat too three flats.

Use

The existing first/second floor flat, the subject of this application, is located above the Gardner & Scardifield retail unit on the Southern side of Penhill road, at it's junction with South Street. The existing flat has been used as an independent residential unit for over 20 years and more.

Amount

The proposed application is for the conversion of the existing single flat in too three self contained flats. Apart for the proposed addition of a rear dormer [pending planning permission] no further external alterations to the existing building would be required.

Layout

The proposed layout would be two flats on the first floor and a third on the second floor. There would be little or no impact on the amenities of the immediate area or on the street scene in general.

Scale

The proposal will not affect the existing scale of the building.

Landscaping

There is little scope to add any additional landscaping.

Appearance

Due to the existing building not being altered where fronting Penhill Road and South Street, the proposal would not have any affect to the original street scene or the area in general. This section of the building is already used for residential purposes.

Access

There is not any existing residential off street parking at this time for the existing flat. There is however plenty of unrestricted on street parking in the vinicty and a large public off street car park to the rear. The units would have easy access to public transport with a regular bus route adjacent to the building and a main line railway station with in 5 minutes walk of the flats, therefore no additional on site parking has been indicated.