DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING CONSERVATORY AT 54 MANOR ROAD LANCING WEST SUSSEX BN15 0HG

BACKGROUND

This application is for the replacement of an existing rear conservatory with a single storey rear extension.

The existing conservatory is constructed in walls of facing brick quoins with "cobble" infill to match the existing cottage. (see photogragh) hardwood framed windows, and polycarbonate roofing panels.



Existing Conservatory from Garden (North West)

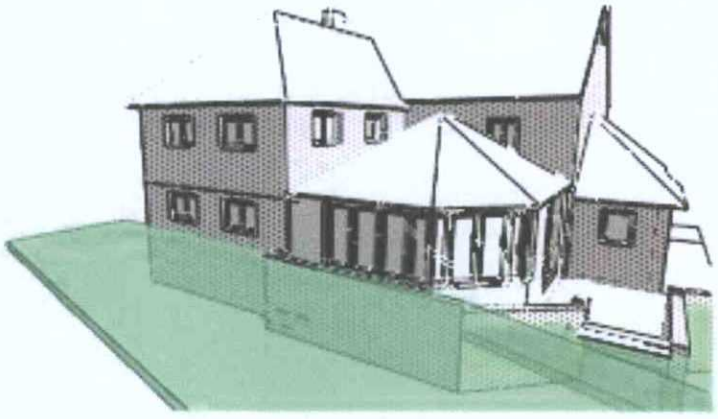
PROPOSED

The Applicants wish to replace this conservatory with a single storey extension in similar construction, but with solid roof, reduced window area. (see sketch below) and slightly increased floor area.

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 0279/17
DATE VALID	- 6 MAR 2017

Building Regulations require that the property be built to current standards thus **energy performance** will comply with or better, these standards.



Sketch view of proposed extension from Garden (North West)

FLOODING

The Environment Agency flood maps for the site, require no flood precautions.

CONCLUSION

The proposed extension is set below the level of the garden and uses the position of the conservatory, thus reducing any visual impact, and by use of matching construction, blends in with the existing cottage.