DESIGN AND ACCESS STATEMENT

17.09.19

Re: Mr & Mrs K Anscombe, 10 Greenoaks, North Lancing, BN15 0HN

CONTEXT

Greenoaks is a residential development to the north of Lancing which includes bungalows, chalet bungalows and two storey buildings in a setting of curving service roads providing a quiet and suburban environment. Mr and Mrs Anscombe are applying for planning permission for the enlargement of the existing dormer windows to provide accommodation for first floor ensuite facilities to the two bedrooms on the first floor. The existing sanitary facilities are located on the ground floor and improvements to this arrangement are proposed to suit the needs of the family and to update the property to modern living standards.

USE

The use of the property is as a residential unit providing family accommodation.

AMMOUNT OF DEVELOPMENT

The proposal is to extend the existing dormer windows and change the hipped end of the north wall to a gabled end.

LAYOUT

The proposed layout is designed to be specific to the purpose of installing sanitary accommodation at first floor.

SCALE

There is no increase in plan area of the building.

ACCESS

Access will be from the existing stairway and from the bedrooms already in existence.

LANDSCAPING

Not applicable.

APPEARANCE

Tile hanging is to be of similar concrete or clay double lap tiles.

OTHER MATTERS

Rainwater from the extended roofs will be disposed of via existing rainwater disposal arrangements to soakaway.

Foul drainage will be run to existing local authority sewer via existing and new drainage pipework and inspection chambers.

FLOOD RISK ASSESSMENT

Not applicable to this application.

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