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DESIGN & ACCESS STATEMENT

Property / Site address:	47 ALINORA CRESCENT, WORTHING, WEST SUSSEX, BN12 4HZ		
Applicant Name:	Mr & Mrs Budgen	**Agent Name:**	Mrs E Mills
Applicant Address:	As above	**Agent Address:**	41 Willowhayne Avenue East Preston West Sussex BN16 1PL
Phone:	01903 503696	**Phone:**	01903 859176

1. Design

1.1. Amount

The property is a detached bungalow with an 'L' shaped frontage and attached flat roof garage.

The proposal is to 'square' off the front of the property in order to provide an additional bedroom. Internal alterations will also provide an en-suite bathroom to an enhanced Master Bedroom.

The porch will be brought forward in the same line as the existing, and will form a feature enclosed porch set back slightly from the front line of the building.

The existing garage will be demolished and a new, wider garage erected under a new flat roof, which will incorporate cycle and other storage uses, as well as the garaging of a vehicle. The new garage will feature doors each end, and hard standing to the rear to provide further parking behind the garage, mainly for the client's boat.

This takes the boat off the frontage and provides additional off road parking for the property. Further landscape alterations to the front garden will provide an off road turning space.

1.2. Layout

The effect of the extension will be to square off the building to the building line taken by the existing Bedroom 1. The widening of the garage will follow the boundary line without breaching it.

1.3. Appearance

The height and shape of the roof from the front will be the same, but will be brought forward and straight across the front elevation.

The side elevation will show a longer ridge line.

This proposal is similar to other extensions along Alinora Crescent and will remain within the character of this property and those local to this area.

Materials used will match, as close as possible, the main house.

2. Access

2.1. Vehicular, Cycle & Pedestrian

Access is not affected but there will be a loss of one parking space on the large frontage of this property. Landscaping alterations to the front garden will provide an off road parking space and space for a turning area to avoid reversing onto the highway.

3. **Neighbouring properties and street scene**

3.1. The proposal does not present an over development of site. No. 39 is set back from the proposal and therefore will not be adversely affected. Taking vehicles off road will enhance the overall amenities within the area. It therefore does not impact on the amenities or overlooking on neighbouring properties.

3.2. Alinora Crescent is built largely of detached and semi detached bungalows in the same character as no. 47. We do not consider that the street scene will be adversely affected by the proposal

Signed: ..... Date.....

On behalf of Mr & Mrs A Budgen