

20.04.26.

Design and Access Statement.

This Design and Access Statement is in support of the application for the conversion of the existing garage into a studio space at Wayside, London Road, Hassocks, BN69NT.

A planning application is being submitted as the garage has an existing condition that the client would like to have removed - ref - CN/025/94. This condition states as follows.

2. The building shall be used as a private domestic garage in connection with 'Wayside', London Road only and for no other purpose.

Reason: To safeguard the amenities of the neighbouring properties and to ensure the provision of adequate off street parking space.

The change of use of the garage will not affect the amenities of the neighbouring properties and the existing driveway can accommodate 4 cars with adequate turning (no need to reverse onto London Road.)

DESIGN.

The proposal seeks to make use of the existing garage as a studio.

The proposed application design is considered typical in the nature of the development described and is considered to be very modest in terms of impact on the surrounding area.

AMOUNT.

The amount of floor space to the garage is unchanged (17.5 m2.)

LAYOUT.

The proposed layout is very simple, with the creation of a one room studio space and a WC for amenity.

SCALE.

The scale of the garage is unchanged.

LANDSCAPING.

The existing garage surround is a hardstanding for parking and access to the dwelling. There is no change.

APPEARANCE.

The appearance of the proposed garage studio, that can be seen from the street, includes the addition of two windows and access doors to the North Elevation.

Material used as follows.

Walls - Existing brick.

Windows and doors - White UPVC windows and doors. Garage door to be replaced with white composite cladding.

Roof - As existing tile.

CONTEXT.

As mentioned in the design heading passage, the proposed application design is considered typical in the nature of the development described and is therefore considered typical in terms of context.

USE.

Studio space.

ACCESS.

Access will remain as existing. There parking space for 4 cars on the front hardstanding with adequate turning (no need to reverse onto London Road.)