



**Arun District Council Planning Department
Online Document Submission**

11th April 2019

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF CHANGE OF PERMITTED USE PLANNING
APPLICATION: 55-57 HIGH STREET, ARUNDEL, BN18 9AJ**

Background

The application relates to a former NatWest Bank building in a prominent location along the main High Street in Arundel, part of Arundel's Conservation Area. The building comprises a ground floor retail space with flats above and has been recognised by the Local Planning Authority as possessing special character. The shop currently falls within the A2 use class (Financial and Professional Services) – and its use in that class was established under the Use Class Order (Per correspondence we received from Samantha Allen, Planning Compliance & Monitoring Investigator, Arun District Council, 18th Jan 2019). This application proposes to change its use to A1; Retail.

The shop, which had been a bank for perhaps longer than 100 years, closed in late 2015 we believe and has since then been renovated under Arun District Council approved plans to create a commercial/retail space on the ground floor. Due to the evolution of retail banking it is unlikely that it will ever be needed as a bank again at this location especially with other banks continuing to close their retail locations both locally and nationally.

Since around August 2017 the location has functioned as a retail space, first by the owner and developer Innessa Bauer as GreenGate Ltd, and then since December 2018 as Digby Fine English (Digby Wine Ltd) as tenants of GreenGate Ltd.

It came to light in January 2019 that whilst planning permission had been sought and approved to convert the bank into a retail space, a stand-alone change of permitted use application had never been made. In communication with Arun District Council Planning Department, initially Mandy Scholes and subsequently Samantha Allen and Nicola Spencer, it was requested that we regularise the situation and apply for change of use to A1 and hence this application.

The retail space is located within the existing High Street retail landscape and enhances what is on offer to passing foot trade.

Amount

55 – 57 HIGH STREET
ARUNDEL
BN18 9AJ

This application is solely for the Change of Use of the internal ground floor of the building.

Deliveries to the shop shall be infrequent, typically in the quiet morning periods.

Exact opening hours are under experimentation to match the footfall but will broadly follow modern retail offerings.

Layout

There is no change to the layout proposed with this application.

Neighbouring Properties and Street Scene

The street scene will not be adversely affected by this proposed Change of Use as the property is located on, and compliments, a busy high street. We understand that as a bank, there were sometimes queues outside for the ATM or just before opening, but as this is removed things are more tranquil.

Appearance and Original Features

The appearance of the building will not be greatly affected by this change of use and all changes made in recent years under approved plans are completed. A separate planning application will be made regarding signage. Note that this building has shop windows.

Vehicular, Cycle and Pedestrian Access

There is no change to Pedestrian access. There is no vehicular access aside from generic street parking nearby.

Storage and Collection of Waste

Waste generated from the site is relatively low compared with neighbouring restaurants for example. We are currently managing our waste and recycling out via our cleaning contractor as quantities do not justify a heavy duty removal service. This way we can ensure that recycling is maximised too – something we are especially focussed on as a business.

END