

Planning Statement:

**Lawful Development Certificate: 16 Selsey Avenue, Bognor Regis. West Sussex.
PO21 2QZ**

Assessment and Physical Context

The site is located to the east side of Selsey Avenue, Aldwick, Bognor Regis. The existing building constructed around the 1930s comprises a detached pitch roof two storey house with loft room space, there is an integral single garage with driveway/ parking provision fronting Selsey Avenue with pedestrian access. Existing elevational treatment has tile pitch roof slopes over colourwash render and feature timber panels walls interspersed with plastics windows and doors respectively. The property has a plain character

Social, Economic and Planning context.

The application is to regularise the use of the property as a House in Multiple Occupation having been a registered HMO since August 2007.

The use does not detract from the street scene with the identity of the dwelling retaining a good design solution with a high quality in design, visually integrated in context, subservient in form not compromising the spatial character creating a positive addition.

Involvement of Local Interests

None

Evaluation and Design Principles

The property is laid out over three floors with common use of the ground floor as living rooms and kitchen with access to front parking and rear gardens. The garage is used for secure cycle parking. Upper floors provide 7 bedrooms with separate bathroom and toilet.

Amount of Development

No change

Layout

As described on the accompanying drawings, the building makes good use of the site and does not impinge adjacent property or detract from their amenity.

Scale

The building is a traditional pitch roof house similar to the adjacent property, and in proportion within the context of the street scene. No changes to fenestration.

Landscaping

Existing boundary fence with shrubs and hedgerows.

Appearance

No change.

Access

Access for ambulant persons with disabilities is via the front entrance to the ground floor, wheel chair users can be accommodated should the requirement arise, hard surface paving and drive parking. Footpaths and roads link the site to local distributor roads and local services.

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Wheel Bin

Storage areas as existing

Secure covered cycle storage located in the garage.

Flood risk

No change

Drainage Statement

No change.

Land contamination assessment

Not applicable

Noise Assessment.

Sound separation between rooms.

Biodiversity

A walk over survey was conducted and no visible evidence was present for Protected Species referred to in the Arun Biodiversity check list. Walls and timber fencing delineate the site boundaries, there were no burrows or water features present.