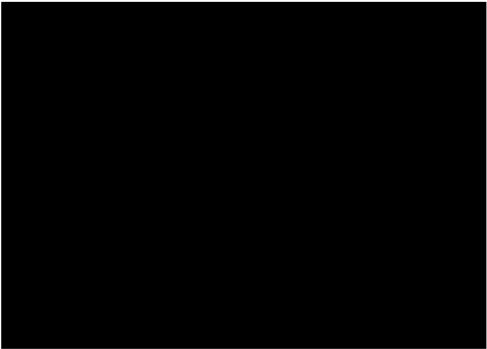


---



**Change of Use of the Old Bakery to be used as a self contained annexe for family dependents (applicant's parents); and a holiday let; plus the construction of a new vehicle crossover and off-street parking for 2no cars.**

**By:**

**Julie Cleasby**

**Site at:**

**Somerset House, High Street  
Angmering, BN16 4AG**

**Design and Access Statement**

**Aug 2018**

## 1. Introduction

1.1. This statement is submitted in support of the application for a Change of Use of the Old Bakery to be used as a self contained annexe for family dependents (applicant's parents); and a holiday let; plus the construction of a new vehicle crossover and off-street parking for 2no cars.

1.2. The application comprises the following documentation:

- Application Form.
- Design and Access Statement.
- Drawings 0225 / 100, 101C, 102B.
- Biodiversity checklist.
- CIL Questions.
- LVL checklist.

## 2. The Site

2.1. The application site is situated at Somerset House, High Street, Angmering, BN16 4AG.

2.2. The application site is located within the Angmering Conservation Area.

2.3. The site area is 780m<sup>2</sup>.

2.4. The site consists a single dwellinghouse known as Somerset House. To the side is an attached double garage and beyond the garage is an attached two storey building known as the Old Bakery which forms the subject of this application.

2.5. The Old Bakery is built in masonry construction (painted brick), a shallow pitch roof with slate finish. The windows are a mixture of timber /uPVC.

2.6. The Old Bakery currently has B1 business use for the upper floor and part of the ground floor (one third). The remaining two thirds of the ground floor are garages linked to the residential use. The upper floor is currently vacant.

**The Old Bakery viewed from Hillside Crescent**



### **Somerset House / The Old Bakery viewed from the High Street**



### **3. The Use**

- 3.1. The site known as Somerset House is occupied by the applicant's family for residential use.
- 3.2. The upper floor of the Old Bakery is vacant. Its last known use was a printing business and this discontinued a couple of years ago.
- 3.3. The ground floor of the Old Bakery is currently sub-divided into three parts, one part forming the lobby access and stair leading to the upper floor. The remaining GF parts are two garages linked to the residential use on the site.

### **4. The Application**

- 4.1. The applicant would like to provide accommodation for family dependents with a certain degree of independent living and therefore seeks a Change of Use of the Old Bakery to be used as a self contained annexe plus the construction of a new vehicle crossover and off-street parking for 2no cars (to counter the loss of two garages). To add flexibility, the applicant wishes to include in the approval, the use as a holiday let.
- 4.2. The application also seeks to carry out minor changes in the external fenestration to improve the character of the building and compliment the residential setting.
- 4.3. The change in the business use will not result in the loss of any employment, but merely the removal of underutilised premises which no longer represent value to the business use.

## 5. Summary

- 5.1. The continued business use would be hard to justify economically. The building demands a substantial investment for refurbishment and it is difficult to see how that payback could be justified on a commercial basis.
- 5.2. In allowing a change of use to a residential annexe, it offers two main advantages. First, there would be no negative impact upon the neighbours and second, the costs for repairs and improvements are easier to justify for residential use and thereby ensuring the continued sustainability of the building.
- 5.3. The site is currently used as the applicant's main residence and with relatively simple changes, can provide independent accommodation for family dependents and if needed, holiday letting to enhance and improve a underutilized property without any detrimental effect within the conservation area.