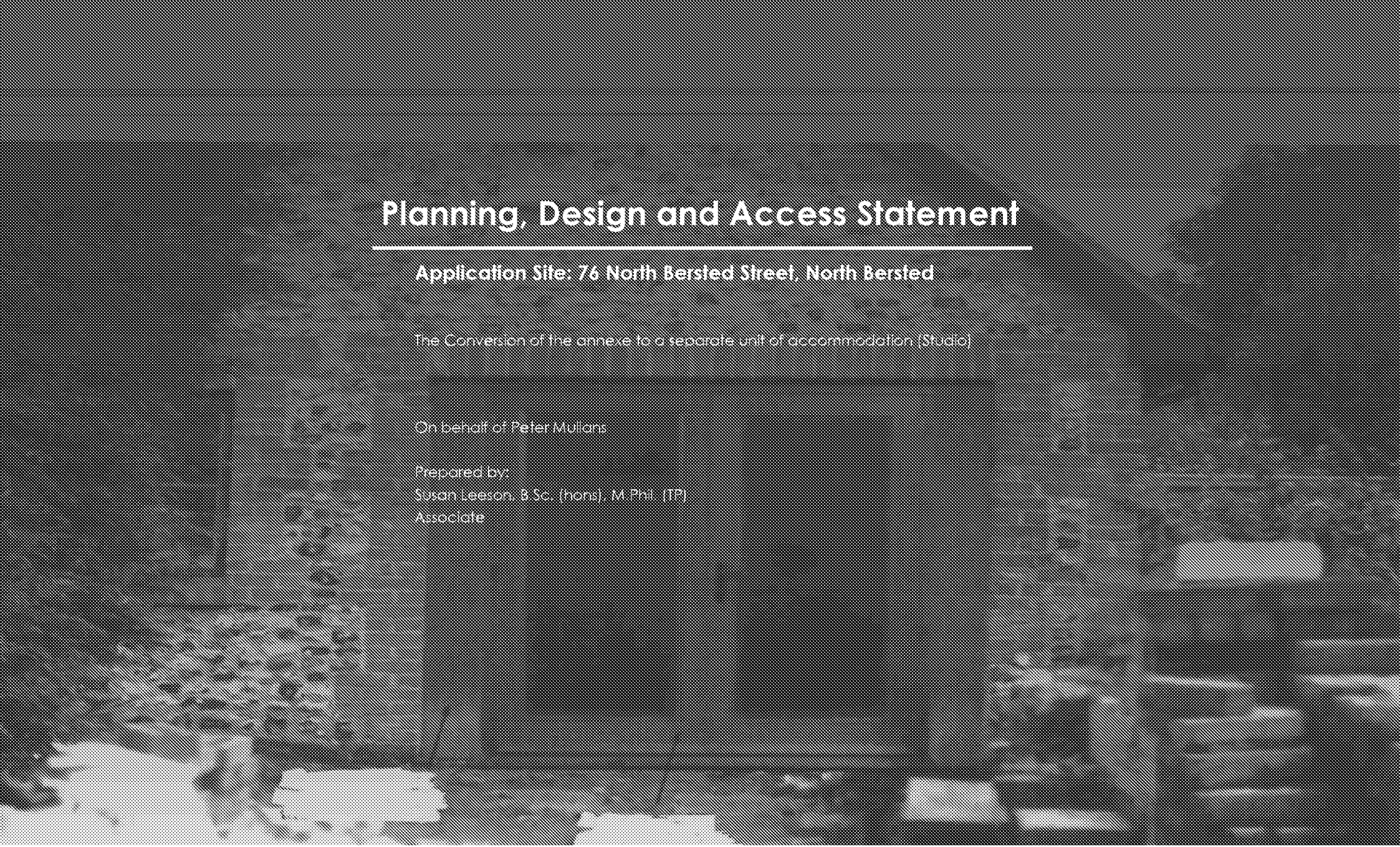
Planning, Design and Access Statement

Application Site: 76 North Bersted Street, North Bersted

The Conversion of the annexe to a separate unit of accommodation (Studio)

On behalf of Peter Mullans

Prepared by:
Susan Leeson, B.Sc. (hons), M.Phil. (TP)
Associate



NEAME SUTTON
CHARTERED TOWN PLANNERS

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NEAME SUTTON
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Coles Yard Barn
North Lane
Clanfield
Hampshire
PO8 0RN

[redacted]

ARUN DISTRICT COUNCIL BE/73/19/PL

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Overview

1.0 Introduction and Background

1.1 Neame Sutton Limited, Chartered Town Planners, are instructed by Peter Mullans ("the Applicant") to prepare and submit this full detailed planning application on land at 76 North Bersted Street, North Bersted, Bognor Regis.

1.2 The application proposals have been prepared on a comprehensive basis having regard to the relevant National and Development Plan policies relevant to the application proposals.

2 .0 Description of the Site and Location

2.1 The site is approximately 0.0171 ha. It is located to the side of the dwelling at the end of the garden.

2.2 76 North Bersted Street is Listed grade II. The dwelling was previously two dwellings 74 and 76 and has been converted into one dwelling.

2.3 To the side of the dwelling a garage was constructed. This has been converted into annexe accommodation for use in association with the dwelling. The annexe (studio) has a separate entrance onto North Bersted Street.

2.4 The garage was constructed in flint and brick with a tiled roof to be in character with the dwelling, and the alterations have taken place with Listed Building Consent.

2.5 The site is located within the North Bersted Conservation Area. The Conservation Area description states "one of the main objectives of designation is to ensure that the street retains its identity and that all development relates in form and scale to existing buildings." There are no proposed changes to the building which sits back from the road at the end of an access drive and cannot be readily seen.

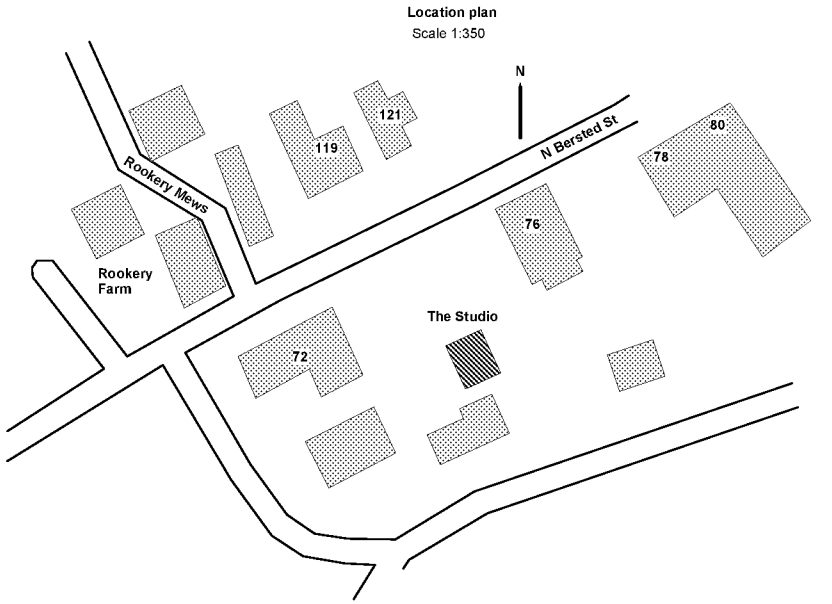
2.6 North Bersted Street comprises a mix of houses in styles and sizes. There are several small units in the street similar to The Studio.

The Application Site:

2.7 The site is a converted garage comprising of sitting room, kitchen area with a bedroom and bathroom upstairs. The conversion was permitted development as an annexe to the main dwelling.

2.8 The studio was used as the dwelling for the applicant for several years whilst the house was being renovated.

2.9 The annexe (studio) is currently being used as a separate unit of accommodation with a tenant who has lived there since November 2018.



Location Plan

Site History and Description of Proposed Development

3.0 Site History

3.1 The relevant site history is as follows:

Application	Description	Decision
BE/281/88	*Use of garage/workshop as residential accommodation ancillary to Dove Cottage*	*PP not required*
BE/26/91	*Conversion of existing flat roof garage to a pitched roof*	*Approved conditionally*
BE/100/10/L	*Application for LBC to replace existing double timber doors on detached outbuilding with wooden framed double glazed door.*	*Approved conditionally*

3.2 The use of the garage as ancillary to the dwelling house was considered to be permitted development and the garage was therefore converted to an annexe.

4.0 Description of the Proposed Development

4.1 It is proposed to change the use of the annexe as a separate unit of accommodation (studio). There are no proposed physical changes to the building either internally or externally. The annexe is well equipped with residential facilities both internally and with amenity space outside.



Existing Annexe

Planning Policy Framework

5 .0 Planning Policy Framework

5.1 The relevant policy framework is the National Planning Policy Framework (NPPF), the Arun District Council Local Plan 2011-2031adopted July 2018 and the North Bersted Neighbourhood Plan 2014-2019

National Planning Policy Framework:

The overriding principle of this policy is the presumption in favour of sustainable development. Paragraph 14 states that local planning authorities should positively seek opportunities to meet the development needs of their area.

Economic Role

To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

Social Role

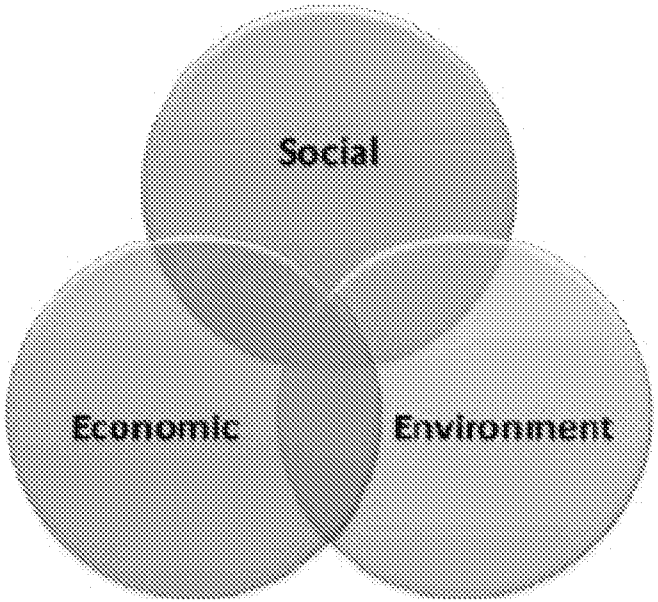
To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

Environmental Role

To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy.

Design

Paragraph 124 states that "good design is a key aspect of sustainable development. So too is effective engagement between applicants, communities, local planning authorities". Design should establish or maintain a strong sense of place.



5.2 The conversion of the garage to an annexe has already taken place under permitted development. The physical structure is in character with the locality. The proposal to change the use to a separate dwelling house (studio) is in accordance with national policy as it is a sustainable use of the building to provide suitable accommodation in an area where demand is high. There is currently a tenant renting the property and he wishes to stay long term as the standard of the accommodation is exactly what is lacking in the area.

5.3 Whilst the annexe is currently being used as a separate unit of residential accommodation (a studio apartment), the change of use has taken place for less than 4 years and therefore the applicant cannot qualify for a Certificate of Lawfulness of an Existing Use. The tenant has been renting the Studio since November 2018.

5.4 A material consideration is that there is a tenant in the property and that to evict this tenant would not be sustainable.

The Local Development Plan

Arun District Local Plan 2011-2013 adopted July 2018

SD SP1 Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions of the area.

5.5 As stated above the proposal is in accordance with national policy. As there is a tenant who is keen to stay in the property, it is hoped that the Council will look favourably upon this in accordance with this policy. The use of an annexe as a Studio is a sustainable form of development.This Studio type of accommodation is an "affordable" rent accommodation, which to the standard of this particular studio is difficult to find.

D DM2 Internal Space Standards

The planning authority will require internal spaces to be an appropriate size. There might be occasions where development schemes cannot comply with all the space standards required, such as the conversion of an existing building.

5.6 The studio apartment is of an appropriate size for a single person or couple without children. The existing tenant is satisfied that the accommodation provided meets his needs. This type of accommodation is well sought after.

HER DM3 Conservation Areas

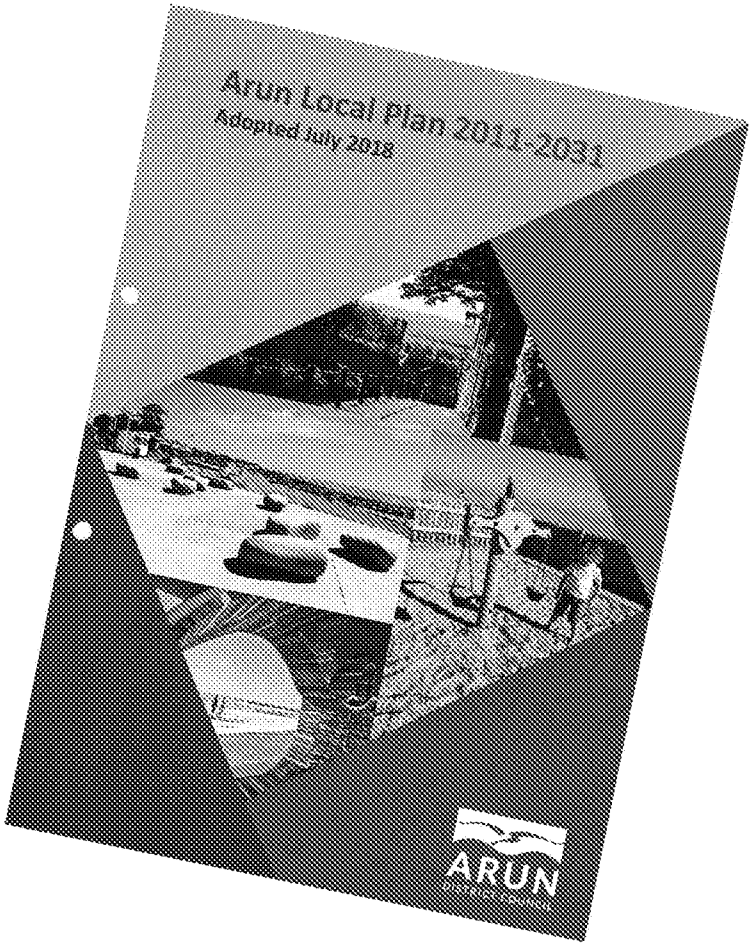
In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area provided that new buildings are sensitively designed and that important views into or within the Conservation Area are preserved.

5.7 There are no physical changes proposed that would affect the appearance within the Conservation Area.

HER DM1 Listed Buildings

Proposals affecting statutory Listed Buildings will be required to preserve or enhance the historic character and special interest of the buildings.

5.8 The proposed change of use will not adversely affect the Listed Building. All physical changes have already taken place with Listed Building Consent.



Bersted Neighbourhood Plan 2014-2029

HDQ2 Integration of new housing

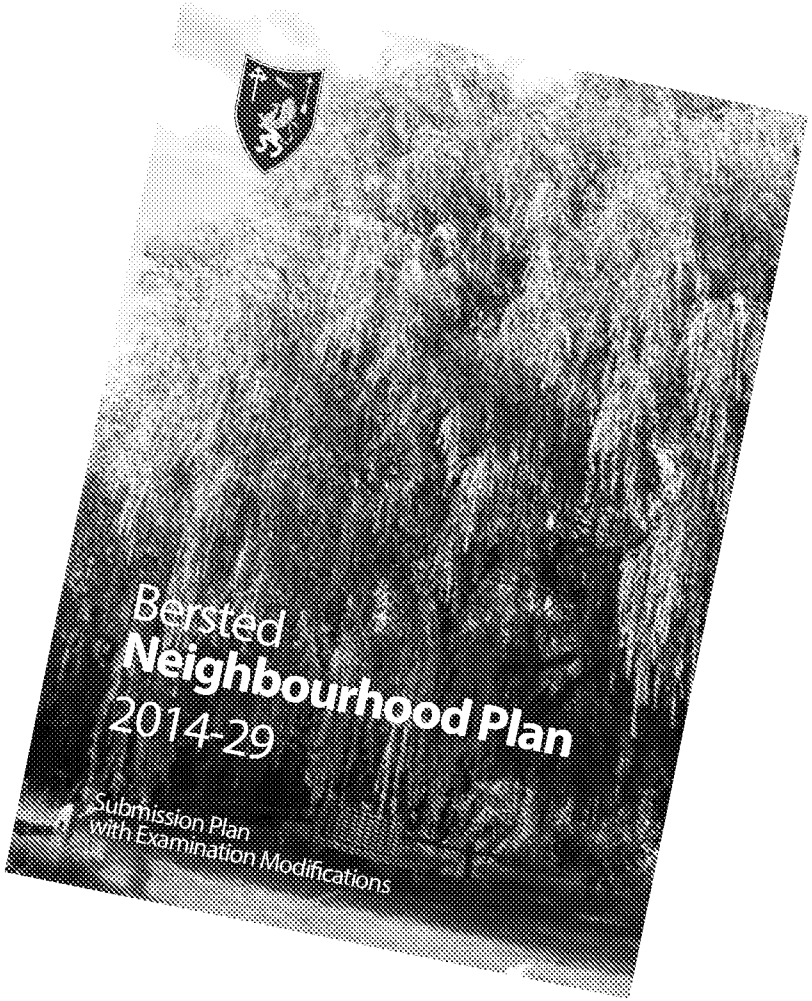
Proposals for new housing must ensure that the new homes are well connected to the surrounding area and visually integrated with their surroundings.

5.9 The studio apartment is situated between two existing dwellings and therefore integrated within the street scene. The external changes to the building to make it suitable for residential accommodation has already taken place and has caused no visual harm.

HDQ3 Windfall sites

Permission will be granted for small residential developments on infill and redevelopment sites within the Parish subject to the policies of this plan being met.

5.10 Whilst the site is not strictly an infill site, it is a windfall site in that it will create a specific form of housing not previously anticipated.



The Reason that Planning Approval should be granted

6.0 The Reason that Planning Approval should be granted

(i) The Principle of development

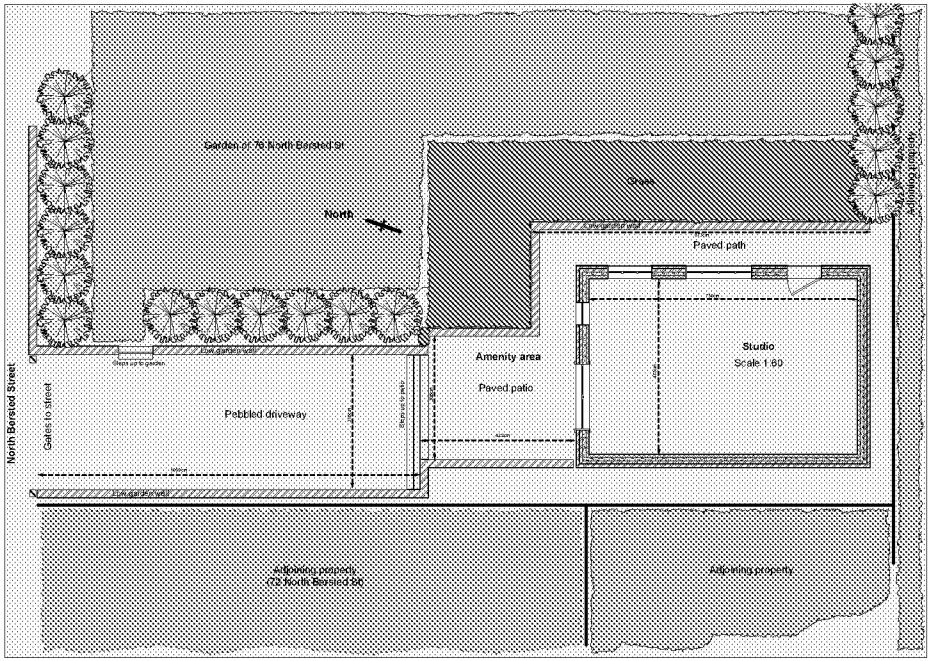
6.1 The site lies within the built up area boundary where development is acceptable in principle.

(ii) Extent of the Development

6.2 The change of use from an annexe to a studio apartment is a minor change of use. It is a residential use within a residential area. There are no external works to the building proposed. Car parking will remain as it is currently. The proposal includes sufficient external amenity area for leisure activities and for a washing line.

(iii) Residential Amenity

6.3 The studio apartment provides sufficient accommodation which comprises of a kitchen and bathroom facilities, a lounge and bedroom, plus sufficient external amenity area for sitting out and hanging washing. The studio is sufficiently separate from surrounding properties that it would not cause any loss of residential amenity to adjoining dwellings. There is no direct overlooking of any properties. Therefore the proposal would not result in any loss of residential amenity for existing or proposed residents.



Block Plan

(iv) Special Circumstances

6.4 The applicant has been in conversation with the Council regarding the fact that there is a private tenant living in the studio now and has been since November 2018. If this application is not granted they will become homeless. Submitted with the application is a letter from the tenant in which he expresses how suitable the Studio accommodation is and the difficulty he would have finding somewhere else as suitable. It is hoped that the Council will therefore determine that this change of use does not cause any harm, and grant approval.

(v) Drainage

6.5 Foul water is connected to the main drainage from the house. There is a down pipe at the rear of the Studio which goes into the drainage pipe under the garden and meets up with the main drainage from the house. Surface water drains into soakaways as demonstrated on the drainage plan.

(vi) Boundary Screening

6.6 It is intended to resurface the drive and construct a new gate to the driveway to the Studio after which time a boundary will be put in place as shown on the attached plans. As yet the actual material to be used is to be determined. The preference would be shrubs.

(vii) Bin Storage

6.7 Bin storage and collection will be as existing.

(viii) Access and Car Parking

6.8 There is car parking to the front of the studio for two cars. This situation will remain. The access is onto North Bersted Street.

Summary and Conclusions

7.0 Summary and Conclusions

7.1 The change of use of the annexe to a studio apartment will not cause any detrimental effects on the character of the surrounding area. The change is from one residential use to another.

7.2 There are no physical changes to the building either internally or externally. The studio has been converted as an annexe under permitted development and consists of a kitchen, lounge area, bathroom and bedroom, with external amenity area.

7.3 There is a tenant who has resided in the Studio since November 2018 and the approval of this application would mean that he would not be made homeless.

7.4 There is a presumption in favour of sustainable development and this proposal which causes no harm, provides a single dwelling unit which is much in demand in this area. This is a sustainable use of an annexe.

7.5 It is considered that the material considerations weigh in favour of the application being approved.

NEAME SUTTON
CHARTERED TOWN PLANNERS

West Suite, Coles Yard Barn, North Lane, Clanfield, PO8 0RN