

**Planning, Design and Access Statement
to accompany Planning Application
for**

Change of use of the property from dwellinghouse
to mixed use dwellinghouse and attached building
for the operation of a hairdressing business
and retention of attached building.

At
324 Chichester Road
North Bersted
Bognor Regis
West Sussex
PO21 5AU



*Stephen Jupp, MRTPI,
Chartered Town Planner
July 2018*

1.0 ASSESSMENT OF CONTEXT

- 1.1. Stephen Jupp MRTPI has been appointed by a private client, Mr M Szczepaniak, and this statement is prepared as part of an application for planning permission for *“Change of use of the property from dwellinghouse to mixed use dwellinghouse and attached building for the operation of a hairdressing business and retention of attached building”* on land at 324 Chichester Road, Bognor Regis.
- 1.2. The client currently owns 324 Chichester Road –a detached house which previously had an attached side garage as per the Google StreetView photograph below.



- 1.3. Mr M Szczepaniak's is a hairdresser by profession and in order to provide additional household income wished to have a small hairdressing salon so she could undertake hairdressing on a limited basis with one customer at a time.
- 1.4. The former garage was too small to accommodate a car so this was adapted /partially rebuilt to provide the salon with an entrance door at the front and back.
- 1.5. The frontage of the property is laid to hardsurfacing and can accommodate 3 cars – two for the household and one for customers.

Context

- 1.6. The existing dwelling is a detached house located on the north side of Chichester Road, a short distance to the east of the Royal Oak PH.

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- 1.7. It is located within the built up area boundary. This area of North Bersted is characterised by detached and semi-detached houses. The property is not within any conservation area and is not listed, It does not form part of the setting of the listed Royal Oak PH.

2. DESIGN

2.1. Amount

The Planning Application is for the retention of the attached side extension which is a partial rebuild of the former attached garage as evident in the photograph below.



2.2. Layout

The layout of the site as a whole has remained unaffected by the works.

2.3. Use

The dwelling will continue to be used as a home by the applicant and his family. His wife operates the hairdressing salon. This use is carried out on a part time basis with the hours of use being: 4pm to 8pm Monday

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to Friday and 9am to midday on Saturdays. There is only one customer at any one time at the premises.

It is considered appropriate, upon granting permission, to control the use of the salon so that it is undertaken only by a person living in the house and is not separately leased, rent or sold off.

2.4. Scale

The scale of the side extension/salon is identical to the scale of the former attached garage.

2.5. Landscaping

There will be no change to any hard and soft landscaping.

2.6. Appearance

The local area is very urban and the proposed design is considered appropriate to its context.

Careful consideration has been given to the style of the building which is sympathetic to its surroundings through the use of materials, form and size.

2.7. Access

The frontage is laid to hardstanding and to spaces will be marked out for the occupiers of the house and a separate space on the west side of the hardstanding will be marked out for customers to the salon.

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