

PLANNING STATEMENT

FOR

PRIOR APPROVAL

FOR

PRIOR APPROVAL OF EXISTING BUILDING INTO 2-BEDROOM DWELLING.

AT

**37A HILL LANE
BARNHAM
SUSSEX.
PO22 0BL**

April 2022



**PDK Architecture and Surveying.
29 Breach Avenue. Southbourne. Hampshire PO10 8NB.**



1. Introduction

37A Hill Lane comprises of a detached single storey shop (class E) with existing parking and vehicle access onto Hill Lane.

It has been vacant for approx. 1 year.

The proposal is to provide a 2 bedroom dwelling within the existing shop internal footprint.

2. Assessment of physical context

The proposal retains the existing building walls, roof, windows to the building, it is proposed to replace the existing timber double door with a new UPVC double glazed window and cladding including the rear elevations to match existing with and to provide new and replacement front doors. Internally the building will be lined to provide additional insulation to meet current building control requirements.

The site is situated within a generally ribbon residential area along Hill Lane with farm land to the rear and opposite.

The site is not of listed status or in a conservation area, Area of Outstanding Natural Beauty or national park.

The site is contained within the existing site footprint with bin and cycle storage provided to the rear.

There is no record of flooding on the site and the site is not in a flood risk area.

The existing front access to the residential units and rear units will remain unaltered.

All doors and circulation spaces within the building will be compliant with current building regulations.

External access for fire brigade, pedestrians, wheelchair users, bins and cycles is provided in accordance with building regulation requirements.

3. Social/economic context and planning context

The development is within the provisions set out for prior approval, Class E uses to Class C dwellinghouses of the Town and Country Planning (General Permitted Development) (England) Order.

The overall size of the dwelling and individual rooms has been designed in accordance with the National Space Standards. The internal area 82.5m² with a 12.8 and 13.9m² bedrooms and 19.7m² living area.

The development is approx. 15 minutes walk to the nearest train station and 10 minutes to the nearest bus stop, both have good transport links. Not withstanding this there is parking available for up to 3 cars and secure storage is provided for cycles.

The rear metal cladding is to be replaced with cladding as the front and new door and window. New internal partitions are provided to create the dwelling layout.

This Planning Statement is submitted in support of an Application for Prior Approval made on behalf C Chamberlain or the new 2 bedroom dwelling within the curtilage of the existing shop at 37A Hill Lane.

Prepared By PJC

April 2022

Extract from EA flood map showing site is not within zone.



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