

DESIGN AND ACCESS STATEMENT

for

The conversion of restaurant at 2 The Steyne Bognor Regis West Sussex to form 2x2 bedroom flats

Required under:

DCLG Circular 01/2006 12th June 2006
Department for Communities & Local Government

Compiled by:

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Commissioned by:

Regent Property Holdings Plc

Dated:

April 2010

Proposal

This proposal is for full planning permission for the conversion of restaurant at 2 The Steyne Bognor Regis West Sussex to form 2x2bed flats. It is hoped that the layout and elevation plans that accompany this application serve as a useful guide for the Local Planning Authority, statutory consultees and general public. There are no external alterations planned.

Relevant Site History

Originally the property was a fisherman's cottage being on of the first property to be built in Ten Steyne around 1820. More recently it was an A1 shop and most recently a restaurant bar with residential accommodation over.

IN 2002 it was granter planning to convert into a 3 bed house which was partially implemented by inserting the bathroom and kitchen and rewiring and re-plumbing. Half way through the conversion works the owner received an offer from a potential restaurant tenant.

More recently the applicant achieved planning permission to convert the property into a 3 bed house.

Use

General:

The property therefore has A1, A3 and residential use. It is intended to be entirely residential.

Policy:

The current national planning policy guidance Planning Policy Statement 1 (**PPS1**), Delivering Sustainable Development and Planning Policy Statement 3 (**PPS3**), highlight the need for not only a more efficient use of property to form more housing units , but a priority for the use of brownfield sites, and the importance of inclusive and sustainable communities.

The current West Sussex Structure Plan 2001 – 2016 makes specific reference in policy **LOC 1** for the need to locate new development within towns and villages particularly through the reuse of previously developed land. It goes on to highlight the need for conversions of existing vacant buildings provided that the impact on the character of the area and the environment, resources and assets of the County is acceptable.

The application site falls within a sustainable location and, therefore it is felt complies with all the national, regional and local housing policies listed below.

West Sussex Structure Plan 2001 – 2016

LOC1:	Locational Strategy
NE2:	Housing Provision
NE13:	Transport
NE14:	Walking, Cycling and Mobility
CH1:	Character
ERA1:	Making the Best Use of Land
DEV1:	High Quality Development
DEV3:	Infrastructure Requirements
DEV4:	Travel Need and Choices
DEV5:	Parking Provision

Chichester District Local Plan First Review 1999:

BE1:	Settlement Policy Areas
BE11:	New Development
BE14:	Wildlife Habitat, Trees, Hedges and other Landscape Features
BE16:	Energy Conservation
TR1:	Parking Requirement
TR6:	Highway Safety
H2:	Settlement Policy Area – Presumption in Favour
H4:	Size & Density of Dwellings.

Local Development Framework: Core Strategy Submission

Policy Sus1:	Spatial sustainable development principles
Policy Sus3:	Resource use
Policy Inf2:	Managing travel demand and widening transport choice
Policy Liv2:	Housing location
Policy Liv4:	Housing density
Policy Liv5:	A range of dwelling sizes
Policy Act1:	Promoting an active lifestyle
Policy Env1:	Landscape
Policy Env4:	Water management and development in areas at risk of flooding

Amount

This proposal is for 2x2bed flats.

Size of Site

80sqm or 0.008 hectares

Layout

The plans that accompany this application clearly demonstrate that:

1. All rooms are substantial and afforded with plenty of light.
2. The kitchen overlooks the access road for security.
3. Principle bathrooms & WC's have opening windows.
4. There are substantial south facing windows to increase solar gain.

Landscaping

The property occupies the whole of the plot so there is no opportunity for either hard or soft landscaping.

Scale

It is clear to see from the location plans provided as part of this application that the application site conforms to the densities and plot ratios of surrounding properties.

There are no external alterations so the scale remains unchanged.

Appearance

There are no external alterations at first floor level.

The 1950's addition of shop front windows are being reverted back to their original dimensions.

Access

The property will be accessed via the existing front and back doors. There are no proposed alterations to access.

Conclusion

For all the reasons outlined in this design and access statement the developer hopes that the Local Authority will appreciate the careful thought and consideration that has gone into the assembly and decision process for this scheme.

It is hoped that the Local Authority will be able to determine this application as expediently as possible for the reasons explained in this statement. However, should the Local Authority, Statutory Consultees or members of the public have any problems or queries relating to the application we would be pleased to hear from you as soon as possible.

Please contact Regent Properties on either:

info@www.regent-properties.co.uk or 07957209107.

Documents used in the preparation of this application:

1. Planning Policy Statement 1 (PPS1), Delivering Sustainable Communities
2. Planning Policy Statement 3 (PPS3), Housing
3. Planning Policy Statement 6 (PPS6), Planning for Town Centres
4. Planning Policy Guidance 13 (PPG13), Transport
5. Commission for Architecture and the Built Environment: Design Statements
6. Safer Places: The Planning System and Crime Prevention
7. Design Bulletin 32 / Places Streets and Movements / Draft Manual for Streets
8. Manual for Streets (MfS)
9. Access To and Use of Buildings: Approved Document M
9. Planning & Access for Disabled People: A good practice guide
10. West Sussex Structure Plan 2001 – 2016
11. Chichester District Local Plan 1999