

DESIGN AND ACCESS STATEMENT
for
CONVERSION OF SHOP TO FLAT
at
24 West Street
Bognor Regis
West Sussex
PO21

Proposed Development

A one bedroom ground floor flat

Layout and Scale

The flat is completely within the existing building. There is no new building to have any impact on nearby properties.

Landscaping

There are no changes proposed to any external areas.

Appearance

The existing shopfront is to be replaced by rendered walls with 3 timber framed windows. The fascia above will replicate the rendered parapet and moulding at first floor ceiling level. It will also have a '24' inset in the same way as the words 'Milton House'. The combined effect is designed to add interest to the street scene and continuity to the building as a whole.

To the north elevation a door and two windows have been added. The design of the windows follows the existing. The door matches the door to the rear cottage and is subservient to the door to the flat above.

Context

Planning Policy Statement 1 sets out the Governments aims for sustainable development and promotes the more efficient use of land.

Policy LOC1 of the structure plan refers to the need to locate new housing within towns and villages. It goes on to highlight the need for infilling provided that the impact on the character of the area and the environment, resources and assets of the County is acceptable.

Arun District Local Plan provides for the period to 2011. Policy GEN 2 provides that development within Built Up areas is generally acceptable. GEN 7 includes amongst its aims the principal of providing housing on previously developed land to reduce pressure to build on green field sites.

The property lies within the built up area, within existing development and the addition of one unit has a negligible impact on county resources and the environment.

In the Local Plan Policy Area 2, Conservation Areas, states planning permission will be granted for development which preserves or enhances the character or appearance

of a Conservation Area or its setting. The elevation proposals are aimed at enhancing the appearance of the conservation area, especially when compared to the modern shop front with its aluminium door and steel mesh.

Policy DEV30 Local and Village Centres states that Change of use from retail will not be permitted for shops which are located outside the defined Principal Shopping Areas. An exception may be made where it can be demonstrated that retailing is no longer a viable use, particularly where the premises have remained vacant for a long period and that reasonable attempts have been made to market the premises for retail. The reason is to prevent the loss of local and village shops which are of community benefit.

The property is on the edge of the town centre. The immediate community is served by the town centre shops and an existing newsagents and convenience store. Just 500m West of West Street are the shops in Aldwick Road.

It cannot therefore be said that there will be any adverse effect on the community.

West Street has declined as a retail location and there is an established trend of reversion to residential use. On the same side of the road Number 28 has been converted back to a house and more recently subdivided as two flats. Numbers 30 & 32 are now used as a day centre. On the other side of the road No 37 has been replaced by a three storey flat development and other shops have been replaced by flats.

The property has been on the market To Let since February 2008.

Access

The pedestrianised retail centre, including a supermarket, is within 500m of the property. Also within that approximate radius are: a railway station, bus interchange, health centre, seafront and the Regis entertainments Centre. There is a bus stop immediately outside the property.

Employment possibilities lie within the town centre and in the industrial, trade and retail estates to the North of the town centre. Those estates are only about 1 mile distant.

The property is easily accessible by public transport. It provide a ground floor unit suitable for those who need to live on one level. Its use as a one bedroom flat is likely to be less car intensive than any shop or office use.

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