

PLANNING STATEMENT **AND** **DESIGN AND ACCESS STATEMENT**

Site:

ROYAL HOTEL, ESPLANADE, BOGNOR REGIS, PO21 1SZ

Proposed Development:

**Change of Use of Hotel and function room/licensed bar on
Basement, Ground Floor, Second Floor, and Third Floor and 10no
Flats on First Floor to 18no Flats [net increase of 8 units].
Alternative to planning permission BR/155/15/PL which allowed
change of use of hotel to 10 flats.**

Applicant:

Arundel Electrical Ltd

Agent:

**Stephen Jupp MRTPI
Chartered Town Planner**



1 INTRODUCTION

Professional Statement

- 1.1 My name is Stephen Jupp. I am a member of the Royal Town Planning Institute.
- 1.2 I hold an Upper Second Bachelor of Arts (Honours) Degree in Town and Country Planning and a Master of Laws with Merit in Environmental Law.
- 1.3 I have been employed for some 28 years in town and country planning. I have been a self employed planning consultant since April 2000. My first job was at Havant Borough Council and in 1989 I was employed at Chichester District Council where I stayed until April 2000. I live in Bersted, less than 2 miles from the application site. I am therefore extremely familiar with the site, relevant planning policies and its general locality.
- 1.4 I have been instructed by Arundel Electrical Ltd to act as planning consultant and lodge a planning application for the *"Change of Use of Redundant Hotel and function room/licensed bar on Basement, Ground Floor, Second Floor, and Third Floor and 10no Flats on First Floor to 18no Flats [net increase of 8 units]. Alternative to planning permission BR/155/15/PL which allowed change of use of hotel to 10 flats"* on land at Royal Hotel, The Esplanade, Bognor Regis.
- 1.5 A previous planning permission – BR/155/15/PL – has permitted the *"Change of use of Redundant Hotel and function room/licensed bar on basement, ground, second and third floors to 10no flats"*. That application was accompanied by a detailed 'Viability Appraisal' that had been undertaken by Barry Voysey, a Chartered Surveyor with substantial experience in both providing and appraising viability reports submitted for the change of use of both licensed and leisure properties to residential. In view of the grant of planning permission for the loss of the hotel my planning statement for this latest application ignores the issue of the loss of the hotel. The 2015 permission is attached at appendix 1.

- 1.6 Accordingly any concerns with regard to the loss of the hotel are wholly irrelevant due to the grant of planning permission BR/155/15/PL which remains an extant consent.
- 1.7 Although I act on behalf of the applicants, I understand my professional duty is to assist the Council by providing evidence which is true and has been prepared and is given in accordance with guidance produced by the Royal Town Planning Institute. In this regard I can confirm that the opinions expressed are my true and professional opinions.

2 THE APPLICATION SITE AND ITS SURROUNDINGS

- 2.1 The Property is situated on the Esplanade within the Steyne Conservation Area, overlooking the sea and a short walking distance to the west of the pier. The town centre is approximately a quarter of a mile to the north east and the town's mainline railway station approximately one third of a mile to the north.
- 2.2 The subject property is predominantly four-storey attached building with basement believed in part to date from circa 1890 with painted rendered elevations, set beneath a pitched slate roof. The original building has been extended to the right by a two-storey addition. The building abuts the pedestrian pavement to the front.
- 2.3 There are no external customer areas, nor car parking.
- 2.4 The property lies within 'The Steyne and Waterloo Square' Conservation Area, but is not a listed building. Details of the Conservation Area are attached at Appendix 2.
- 2.5 The property has a single entrance and lobby that serves all floors and on the first floor there are ten apartments that have been held on a long leasehold basis so that historically the operator of the hotel and nightclub has no control as to how occupies any apartment.
- 2.6 Externally the Property is noted to be in poor repair and appears to have been neglected for a number of years. Clearly as an exposed seafront building a substantive programme of annual maintenance is required to ensure the building is kept in good condition. Given the neglect, major work will be required not only to secure the future of the building, but also to improve its appearance to passing and destination customers. The items of external works required include repair and redecoration to the following areas.

- Rendered elevations
- Roof
- Windows and doors
- Balcony metal work
- Rainwater goods

2.7 Internally, Barry Voysey noted the customer areas to be dated, the repair and decorative condition are generally poor. He would expect a potential hotel operator to undertake substantial refurbishment throughout including new catering kitchen equipment, installation of a central heating system, and the decoration of all customer areas together with new loose inventory throughout. The letting rooms are below standard requiring decoration, modernisation of en-suite facilities, enhanced bedroom furniture and new carpets.

2.8 He considered that a capital sum of £1,500,000 would need to be allowed for in order to undertake the works to both the outside and inside of the property, prior to reopening the business.

3 RELEVANT PLANNING HISTORY

3.1 Planning permission BR/121/88 is the most pertinent historical decision in that it was for *"New leisure complex in basement, upgrading of hotel accommodation and conversion of first floor area into 10no studio / 1 bed apartments"*. *These separate flats have been converted and occupied.* Nine units are rated as Band A for Council Tax whilst the tenth unit is rated Band B.

3.2 Planning permission BR/15/15/PL granted planning permission for the loss of the hotel use in the basement, ground, second and third floors and its replacement with 10no flats.

4 DESIGN AND ACCESS STATEMENT

- 4.1 Section 6 of this Statement sets out the **limited** planning considerations pertaining to this application.
- 4.2 No external changes are proposed in this application and there will be no change to design, appearance, scale or mass.
- 4.3 Internal changes will be minimal with the aim of using existing walls. The main extents of works are the creation of new door openings and the closure of others.
- 4.4 Existing accesses into the building will not change.

5 Bins

- 5.1 There will be a communal bin storage which is the existing area in a courtyard located in the northern section of the building.

6 RELEVANT PLANNING POLICY

The National Planning Policy Framework

- 6.1 Paragraph 14 of the framework sets out a presumption in favour of sustainable development and states that where the development plan is absent, silent or relevant policies are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Framework policies as a whole or specific framework policies indicate that development should be restricted.
- 6.2 Paragraph 6 of the Framework states that "*The purpose of the planning system*

is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 21, taken as a whole, constitute the Governments view of what sustainable development in England means in practice for the planning system."

- 6.3 Government advice also promotes the need to ensure that all heritage assets are put to a viable future use that would secure the building while safeguarding its physical interest. There is a need to ensure that a proposal is the optimum viable use for a building and that the public benefit of securing the use outweighs and harm to the significance of the heritage assets, having regard to the duty to preserve or enhance the character and appearance of conservation areas.

The Development Plan

The Arun District Local Plan 2003

- 6.4 Policy GEN7 requires all new development to be appropriate to its surroundings. Again, as set out in the committee report it is considered that compliance with this policy has been achieved. It is not a policy listed in the reason for refusal.
- 6.5 Policy GEN12 deals with parking. As noted previously there is no on site parking but the site has a town centre location and is within easy walking distance of a number of public car parks. Moreover its lawful use as nightclub; restaurant and bar areas for up to 140 covers; and, 33 bed spaces would generate a much greater need for parking than this application for 10no flats.

The Steyne and Waterloo Square Conservation

- 6.6 The Steyne is situated on the seafront just west of the town centre. The area around The Steyne was designated a Conservation Area in August 1979 and this was extended in July 1994 to include Waterloo Square.

- 6.7 There is no detailed character assessment, and the description of the Conservation Area does not include any reference to the application site.

Bognor Regis Neighbourhood Plan

- 6.8 The document '*Bognor Regis – Characterisation Study, August 2014*' by Integrated Urbanism, identifies the Royal Hotel as falling within Urban Character area 'Seafront Streets'.
- 6.9 Appendix D lists the Royal Hotel as being a '*Structure of Character*' [no 134].
- 6.10 The Submission Plan is dated March 2015. On page 14 of the Plan it is acknowledged that there is "*no visitor data collected for the whole of Bognor Regis which would us [the Town Council] to understand more about the volume and needs of day visitors, beach users, town centre users, employees or how many of these are based at Butlin's.*"
- 6.11 Page 26 sets out 10 objectives. Objective 1 seeks to "*restore and enhance designated and non-designated heritage assets and their settings*".
- 6.12 The site is not within any of the 'Key Priority Sites'.
- 6.13 Accordingly, the most relevant policy appears to be Policy 2 which sets out the intention to promote the seaside identity by ensuring that external changes echo and respond eloquently and innovatively to the local built environment character and setting.

Overall Conclusion on Policy

- 6.14 In addition, it is clear that it is important to find alternative uses for both listed and non-listed heritage assets in order to ensure that they do not deteriorate to the extent that are lost or that their character and appearance detracts from the character and/or appearance of the area.

7 PLANNING CONSIDERATIONS AND CONCLUSIONS

- 7.1 Having regard to planning policy and in particular the 2015 planning permission it is considered that this is a very simple application.
- 7.2 In summary, there are 10no existing flats on the first floor of the property. The remainder of the building has permission for 10 flats, thus creating some 20no flats in total.
- 7.3 A number of the flats at first floor are nothing more than bedsits. Accordingly, it has been concluded – following detailed analysis of the housing market – to remove all of the bedsits and provide flats throughout the building.
- 7.4 The layout of the building facilitates a mix in the flat sizes with the result that there would be 2no 1bed flats; 14no 2bed flats; and, 2no 3bed flats.
- 7.5 It is a central theme of the Planning Framework to ensure that existing buildings, and in particular heritage assets, or buildings within a heritage area, are put to their optimal viable use in order to ensure that they are not left empty and that their building fabric does not decay and cause harm to the asset(s).
- 7.6 It is clear that this is a non-listed heritage asset - located within a prominent position within a conservation area and also on the seafront – is decaying and is in urgent of investment to ensure that its fabric [both internal and external] is improved.
- 7.7 The Council have previously accepted that the continued use as a hotel is not viable and that the change of use to residential is the viable optimal use for the building which will ensure that sufficient capital is generated to undertake the necessary program of repairs and improvements to secure the long-term retention of this important local building. This amended scheme provides the optimal housing arrangement within the complete building. Planning permission should therefore be granted without delay.

APPENDIX 1

PLANNING
PERMISSION
BR/155/15/PL



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: BR/155/15/PL

1 To Addressee

Stephen Jupp MRTPI
 348 Chichester Road
 Bognor Regis
 West Sussex
 PO21 5BX

2 Site Address

The Royal Hotel
 The Esplanade

 PO21 1SZ

3 Description of Development

Change of use of redundant hotel & function room/licensed bar (C1 Hotel) to 10 No. flats (C3 Dwelling houses). This application affects the character & appearance of The Steyne Conservation Area.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the conditions specified below and the obligations under the section 106 agreement.

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing 1 - Location Plan;
 Drawing 2 - Block Plan;
 Measured Building (Basement & Ground) Ref ENC-240215-2S6-MB1;
 Measured Building (First & Second Floor) Ref ENC-240215-2S6-MB1;
 Measured Building (Third Floor) Ref ENC-240215-2S6-MB1;
 Elevations (East, West & South) Ref ENC-240215-2S6Elv;
 Elevations (North West & North) Ref ENC-240215-2S6Elv;
 Proposed Basement & Ground Floor Rev A;
 Proposed First & Second Floors Rev A (Nov 15); and
 Proposed Third Floor.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 In the event that any future repairs/renewal works are proposed, then no external works shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the repair/renewal works.

Reason: To enable the Local Planning Authority to control the appearance of the building in detail in the interests of visual amenity and the character/appearance of the Conservation Area in accordance with policies AREA2, GEN7 and GEN22 of the Arun District Local Plan.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015,(or any order revoking or re-enacting that Order), the elevations of the Royal Hotel building shall not be painted/repainted other than in such colours as agreed with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the appearance of the building in detail in the interests of visual amenity and the character/appearance of the Conservation Area in accordance with policies AREA2, GEN7 and GEN22 of the Arun District Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

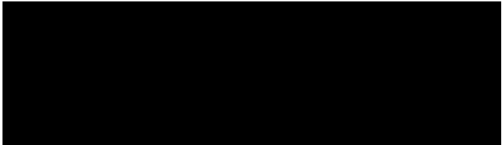
INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to an affordable housing contribution of £14,040 and a contribution towards the provision of accessible natural open green spaces to serve the area of £12,750.

INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 033 0303 0119) or www.southernwater.co.uk.

INFORMATIVE: In the interests of Secured By Design, please consider the following security provisions:

- * Use of a video door entrance system;

- * Vandal resistant external door entry panel with integral/separate camera;
- * Front communal door to be accredited to either PAS 024-2012 or LPS 1175 SR2 with any sidelights glazed to BS EN 356 P1A;
- * Apartment doors to conform to PAS 024-2012 with security chains & viewers fitted;
- * Any ground/sub-ground or accessible windows to conform to PAS 024-2012 and have limiters fitted;
- * Lighting around the entrances & lobby to be dusk until dawn switched with the remaining corridors having PIR switched lighting; and
- * Either through the wall secure post boxes, external secure post boxes or lobby situated post boxes.

 Case Officer: Mr S Davis

Date of Decision:

25 November 2015

Karl Roberts
Director Planning & Economic Regeneration

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPENDIX 2

CONSERVATION
AREA INFORMATION

SUPPLEMENTARY PLANNING GUIDANCE

CONSERVATION AREAS

Arun District Council
Adopted: October 2000



BOGNOR REGIS (THE STEYNE AND WATERLOO SQUARE)

Description of the Character and Appearance of the Conservation Area

The Steyne is situated on the seafront just west of the town centre. The area around The Steyne was designated a Conservation Area in August 1979 and this was extended in July 1994 to include Waterloo Square.

Dating from the 1820's, The Steyne is an area of modest terraces, imitative in style of the earlier resorts and with a jostling vitality quite different in character from the formal buildings of Sir Richard Hotham's resort about a mile away and the brashness of the modern seaside activities nearby. The Steyne is an open ended rectangle at right angles to the sea, lined with two and three storey terraced houses with bay windows and balconies. To the east of The Steyne, terraces of a similar type form the western edge of Waterloo Gardens. To the west stands the imposing Royal Norfolk Hotel, dating from the 1840's, which is set back diagonally across the corner of Aldwick Road and West Street.

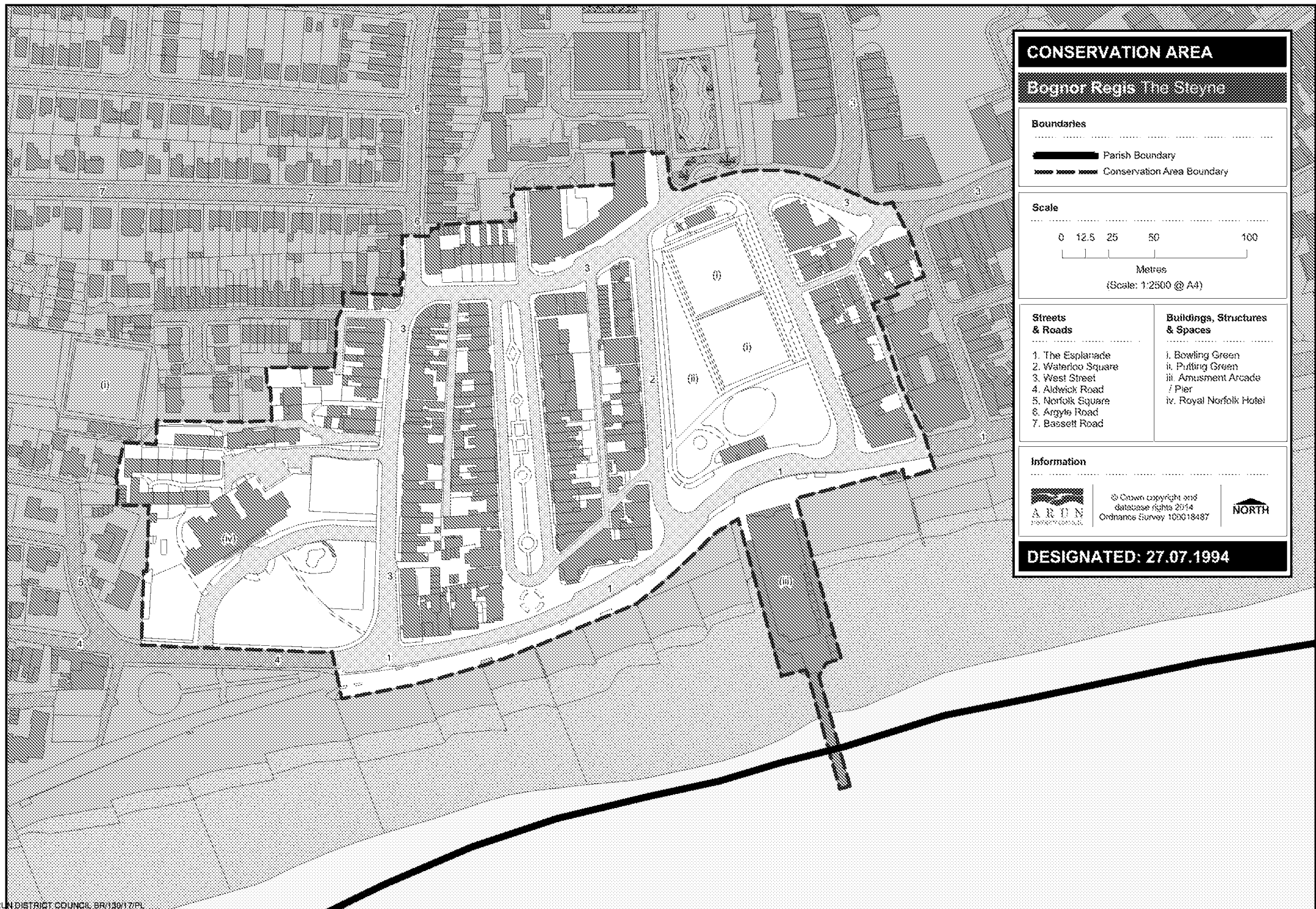
Waterloo Square developed around a space, intended to protect views from Richard Hotham's Fitzleet House. It therefore represents an historically important space in the growth of Bognor Regis as a resort. As an inland, landscaped space, fronting the seafront, it complements The Steyne, and the Pier forms a strong focal point at the southern end. Typical of such seaside resorts' open spaces, the central space is flanked by nearly continuous, street fronted, development. There is a variety in age, style and size of buildings. Remnants from the early development of the Square exist in Nos. 7 - 17 Waterloo Square, a fine, formal group of buildings in a Regency style dating to 1815 - 1820. The Beach Hotel (four storeys in height and dating to the mid-19th Century), acts as an important focal point at the south eastern corner of the Square, as does the large Bognor Regis Methodist Church at the northern end.

Norfolk Street and Little High Street are typical of the several small service streets or roads in the area and their scale contrasts with the large, formal space of the main square.

Within the Conservation Area there are some brick buildings but the predominant material is stucco. Chimneys are important features on the skyline.

Opportunities for Improvement/Enhancement

- ♦ Renovation of Bognor Regis Pier (a Listed Building).
- ♦ Restore original softwood timber sash or casement windows and doors, shop fronts, etc. where replaced with later, inappropriate features.
- ♦ Reinstate original natural slate or plain clay tiles, where replaced with inappropriate modern materials.
- ♦ Repair/re-surface pavements in the area. Retain any granite kerb-stones.



CONSERVATION AREA

Bognor Regis The Steyne

Boundaries

 Parish Boundary

 Conservation Area Boundary

Scale

0 12.5 25 50 100

Metres

(Scale: 1:2500 @ A4)

Streets & Roads

1. The Esplanade
2. Waterloo Square
3. West Street
4. Aldwick Road
5. Norfolk Square
6. Argyle Road
7. Bassett Road

Buildings, Structures & Spaces

- i. Bowling Green
- ii. Putting Green
- iii. Amusement Arcade
/ Pier
- iv. Royal Norfolk Hotel

Information



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