



**THE GALLEON
8-10 YORK ROAD
BOGNOR REGIS
WEST SUSSEX**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR SINGLE STOREY REAR EXTENSION**

MAY 2018

**Sloane & Brown Ltd
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Oving Chichester
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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for a single storey rear extension at The Galleon, 8-10 York Road, Bognor Regis.



The Galleon (ground floor only)

SITE HISTORY

There is no specific recent planning history relating to The Galleon.

The floors above The Galleon form residential apartments, and this use will not be affected.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise a single storey extension of modest proportions to the rear of the existing premises. The requirement for this extension is closely linked with various internal alterations and refurbishment to improve and enhance the premises. The use of the premises as a restaurant will not change.

ASSESSMENT OF PHYSICAL CONTEXT

The site is located within the town centre of Bognor Regis, and surrounding properties are in a variety of commercial and residential uses. Many upper floors of surrounding buildings are in residential use or have extant planning consent for residential use.

The site comprises an Edwardian building which forms the end of a terrace. Surrounding buildings are of various differing ages and styles.

INVOLVEMENT OF LOCAL INTERESTS

Due to the relatively minor nature of the proposals, no consultations have been carried out.

SCALE

This scale of the extension would be relatively modest, and would be single storey only. The extension would barely be visible from publicly accessible areas.



Area of proposed rear, single storey extension

LAYOUT

The current kitchen facilities serving The Galleon are relatively cramped. Enlarged and improved catering facilities are now required to enable the premises to operate in a more efficient and effective manner, and to cater for a wider and more varied menu. The internal layout would be altered and enhanced, and this represents a significant financial investment by the applicant to raise the quality of the existing restaurant which in turn would help the economy of Bognor Regis as a whole.

FLOOD RISK

The site is identified on the Environment Agency's flood maps as being on the edge of a small area where there is a risk of surface water flooding. There will not be any change to the existing drainage arrangements, and the proposals will not increase the risk of flooding in the vicinity. The proposed extension is at ground floor level only, and the floor level would be no lower than the existing floor level.

AMOUNT OF DEVELOPMENT

The proposals for a single storey extension would result in an increased external floor area of 11.4m². The gross internal floor area of the premises currently amounts to approximately 136.8m², and the extension can accordingly be seen to be a modest increase. It is not specifically proposed to increase the number of covers that the catering establishment currently has. A new roof terrace would be formed above the new flat roof, which would serve an existing first floor residential apartment.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was formally published in March 2012 and supersedes all previous PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 59 confirms that in policy making, Local Planning Authorities should ensure that good design codes / policies are not unnecessarily prescriptive and instead concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new developments in relation to the local area.

Further planning policies for the site are contained within the West Sussex Structure Plan 2006-2016 (adopted July 2004), the Arun District Council Local Plan (adopted April 2003) and the emerging publication version of the Local Plan (February 2014). The key relevant policies which are still in place are outlined below:

- GEN7 – The form of new development. The proposals comprise a modestly proportioned extension of a style to replicate existing.
- GEN 12 – Parking in new development. The proposed extension would not result in any changes to the car parking requirement.

Relevant policies from the emerging Local Plan are as follows:

- Policy D SP1 – Design. The proposals would be of an appropriate design to match existing.
- Policy D DM1 – Aspects of form and design quality. Only the rear elevation of the property would be affected, and the extension would be of a fully appropriate style and appearance to match the existing building.
- Policy D DM4 – Extensions and alterations to existing buildings (residential and non-residential). Only the rear elevation of the property would be affected, and the extension would be of a fully appropriate style and appearance to match the existing building.
- Policy ECC SP2 – Energy and climate change mitigation. Due to the nature and constraints of the site there would not be any scope to provide low carbon energy systems or further measures to promote energy efficiency.
- Policy EMP DM1 – Employment land: development management. The proposals comprise upgrading and modernisation of existing commercial premises, which is supported by part 1 of this policy.
- Policy SD SP1 – Sustainable Development. The site is located in a highly sustainable, town centre location.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, the Arun District Council Local Plan, and the Arun Emerging Local Plan, and the proposal will provide enhanced and improved food premises which would be of a benefit.

ACCESS AND PARKING

There is no existing parking within the site, and there is no space on the site to provide any parking. However, the site is located within a central town centre location and there are good public transport links, a large nearby public car parking, and on-street parking available very close to the site.

Existing parking arrangements would not be affected, and the proposals would not result in any changes to parking demand.

LANDSCAPING STRATEGY

There would not be any new hard or soft landscaping. There are not any trees or other soft landscaping on the site.

LIGHTING ASSESSMENT

There would not be any noticeable increase in light spillage to surrounding area. There would be a window within the extension, but an existing window to the rear elevation would be removed.

NOISE / EXTRACTION ASSESSMENT

The premises are currently used for catering purposes and have been fitted out with commercial catering equipment including an extraction system. The existing external extraction equipment would be retained and altered to serve the new catering equipment. There would not be any increase in noise generated as a result of the proposals.

BIN STORAGE AND COLLECTION PROVISION

Euro type wheelie bins for the premises are currently stored to the rear / side of the site. This approximate area would be retained specifically for bin storage, and would be fenced off to screen it and to help improve the appearance of the wider area. This area is readily accessible from the public road to enable easy bin collection.

FOUL AND SURFACE WATER DRAINAGE STATEMENT

The existing scheme connects into the existing mains foul drainage system, and this arrangement would not change. The existing surface water drainage would be slightly altered to suit the proposed extension, but there would not be any increase in the amount of surface water run-off.



SUMMARY

The proposal is for a single storey rear extension of modest proportions to existing commercial catering premises.

National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting the planning application. This proposal should be acceptable in principle, and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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