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PROPOSED CONVERSION OF THE MANOR HOUSE, 12 CHICHESTER ROAD, BOGNOR REGIS TO PROVIDE 9NO SELF CONTAINED FLATS

PLANNING, DESIGN AND ACCESS STATEMENT

- This statement is made on behalf of the applicants CS Property and Consultancy Ltd
- The building is a listed building, Grade 2.

NATIONAL PLANNING FRAMEWORK

- Whilst the proposal will be considered against the requirements of the NPPF, it has been assessed against the former PPS.
- PPS3 required LPAs to consider favourably planning applications for residential development within existing built up area boundaries where a proposal seeks to make more effective use of land and buildings especially where the site is situated within a sustainable location.
- The proposal seeks to convert a vacant building last used as a 'house in multiple occupation' to general residential use thereby making more effective use of an existing building.
- The application site lies within the defined built up area boundary of Bognor Regis and within a sustainable location, with access to shops and public transport facilities.
- PPG15 set out national policy objectives towards planning and the historic environment, with the principal objective of protecting, preserving and where possible enhancing historic buildings and other elements comprising a historic environment.
- It is considered that the application proposal accords with the advice in that minimal changes to the building, especially the preservation of the street scene, will preserve and enhance the character of the area, and the change of use will provide a viable alternative economic use for the building to ensure its future wellbeing.

LOCAL DEVELOPMENT PLAN CONSIDERATIONS

- Taking into account the substance of the application and the listed status of the building it is considered that the proposal should be considered against DEV10, DEV13 and GEN7 of the current Arun District Local Plan.
- The planning authority has already issued a Listed Building Consent, reference BR/42/14/L for an identical scheme save for the location of the new build section to the north of the site, which in the present application has been relocated to provide a dimension of 1.60m from the eastern boundary to the building.
- Policy DEV10 deals with alterations and extensions to listed buildings and requires that alterations and additional should be sensitively designed and constructed using appropriate materials to retain or enhance the quality of the original building.
- There will be a presumption against granting permission for extensions to listed buildings which detract from their special architectural or historic character or appearance.
- The application proposal is compliant with policy criteria in that no alterations are proposed to the exterior of the Manor House save for the demolition of the attached single storey extension to the rear and the restoration of the original rear elevation. The separate new build at the rear occupies the footprint of an earlier building which stood on the site and the proposed single storey extension to

the east of the main building occupies the footprint of an earlier conservatory which was later replaced with a pair of garages.

- Policy DEV13 relates to the change of use of listed buildings and the policy recognizes that, where relevant, flexibility will be given in the consideration of proposed changes if use providing that the proposed use will not result in an adverse effect on the character or setting of the listed building. In the case of the Manor House, it has had a number of previous uses, as a private house, private school, store, house in multiple occupation, and it is considered that the proposal is compliant especially taking into account the limited but appropriate alterations.
- Policy GEN7 sets out the criteria against which new development will be assessed and Criterion 1 requires that efficient use is made of land and buildings, and in the case of new residential use achieves net densities of at least 30 dwellings per hectare. The application is compliant with this policy.
- Criterion 2 requires that development responds positively to the identified characteristics of the site / property enhancing local distinctiveness. It is considered that the proposed changes and change of use will enhance the architecture of the listed building.
- Criterion 3 seeks to promote sustainable development and as the property is with the central Bognor Regis area with access to local transport, it is considered to be sustainable.
- Criterion 4 requires that the development does not adversely impact on adjoining occupiers and consideration has been given in the proposal to the avoidance of overlooking or loss of privacy, thereby maintaining established residential amenity.
- Criterion 5 requires that the proposed development takes account of adjoining land uses or property and as these are all residential there will be no adverse impact.
- Criteria 7 and 8 require that the proposal provides safe movement for pedestrians and that vehicle parking and access arrangements accord with the District Council standards. (see later section on access).
- In summary the proposal is development plan compliant.

RESPONSE TO CONTEXT

- The application site lies in an area of mature development close to Bognor Town Centre.
- The building has had a number of previous uses but is currently vacant. It has previously been a house in multiple occupation, with 11 bedrooms, kitchens and reception rooms.
- To the immediate east side are three private houses, in Chichester Road and Gordon Avenue.

AMOUNT OF DEVELOPMENT AND DESIGN CONSIDERATIONS

- The previous use as an 11 bedroom HMO is replaced with self contained flats with a total of 11 bedrooms.
- The proposed development takes place partially within the existing listed building and partially in a single storey extension to the east side and a separate 2 storey building to the north. By comparison with the previous submission for this site the new building has been moved 1.60 metres further away from the eastern boundary but is otherwise identical. The single storey east extension is on the footprint of previous extensions, initially a conservatory and latterly a garage. This extension has a double pitched and hipped roof to reduce its impact on the original building.

LAYOUT

- The general layout of the site is taken from the existing buildings and features on site.
- Internally in the Manor House, where possible existing lines of partitions and internal walls have been retained or reinstated, in particular the original entrance hall and staircase, which will be restored.

SCALE

- There will be no change to the external shape and form of the original building, the Manor House, and all existing features will be retained. The new build section, the Coach House, is in a similar form, uses similar materials, and is generally in scale with the Manor House. The roofline of the new build is lower than the main building.

LANDSCAPING

- The area to the south of the original building was formally a garden amenity area behind a low flint wall and this will be restored to its original layout to serve as amenity space for the ground floor flats which overlook it.
- The area to the rear of the original building presently partially occupied by the single storey building will provide landscaped amenity space to the rear of the Manor House, with stone flagged footpaths to provide pedestrian access to the Manor House from the car parking area.
- The area will also house the refuse bay and cycle storage bay, surrounded by close boarded fencing.
- The car parking area and drive are existing and will be restored and resurfaced.
- The existing tree screen to the north and west boundaries will be maintained although the trees themselves require some surgery to return them to good health. Trees on the western boundary adjacent to the new building and the garden area between the buildings will be removed.

APPEARANCE

- The original building (Manor House) will be restored to its original condition. In particular, the present single storey building is to be removed from the rear of the house to allow the rear elevation to be restored to its original condition. Recent window additions on the first floor rear elevation will be removed and the original openings restored.
- The new build Coach House will be constructed in materials to match the existing building, but to current standards for compliance with Building Regulations.

ACCESS

- Pedestrian access is provided from Chichester Road to the original building (Manor House) and from Gordon Avenue to the new build Coach House.
- Vehicular access is from Gordon Avenue via an existing gateway and drive to a car parking area to the north of the new build section. Car parking is provided in accordance with the WSCC Guidelines.
- Level access will be provided to the ground floor of the Manor House and the ground floor of the Coach House.
- The new build works will comply with the requirements of the Disability Act and the relevant Building Regulations.