

PLANNING STATEMENT

FOR

PRIOR APPROVAL

FOR

**CHANGE EXISTING 3 STOREY OFFICE TO 3NO. FLATS
(1NO. 1 BEDROOM, 2NO. 2 BEDROOM).**

AT

**34 SUDLEY ROAD
BOGNOR REGIS
SUSSEX
PO21 1ER**

July 2020



**PDK Architecture and Surveying.
29 Breach Avenue. Southbourne. Hampshire PO10 8NB.**



1. Introduction

34 Sudley Road comprises of a 3 storey office building that was previously a single dwelling prior to conversion in 1990.

Prior approval for conversion to a single dwelling has previously been granted but not implemented.

The proposal is to provide 1No.1 bedroom flat and 2No. 2 bedroom flats within the existing internal footprint.

2. Assessment of physical context

The site is situated within a mixed use residential and office area with shops close by.

The unit forms the Northern end of the terrace.

The building to the left is offices and to the right is flats.

The site is not of listed status or in a conservation area, Area of Outstanding Natural Beauty or national park.

The site is contained within the existing building footprint with bin and cycle storage provided to the secure area to the rear.

There is no record of flooding on the site and the site is not in a flood risk area.

3. Social/economic context and planning context

The development is within the provisions set out for prior approval for change of use from office use to dwellinghouses.

The overall size of the dwelling and individual rooms has been designed in accordance with the National Space Standards as noted on the plans.

The development is approx. 2 minutes walk to the nearest train station and less than 1 minute to the nearest bus stop and town centre with a wide variety of shops and amenities, therefore parking is not required. Notwithstanding this there is parking available in the adjacent car pay car park, also residents and pay on street parking is available in Sudley road during the day and unrestricted parking between 5pm and 9am Monday to Saturday and all day Sunday.

This Planning Statement is submitted in support of an Application for Prior Approval made on behalf J Hirst for the 1No. 1 bedroom flat and 2No. 2 bedroom flats within the curtilage of 34 Sudley Road.

4. CIL

We believe that the development is not liable for CIL charge as it consists of new flats in zone 4, therefore is exempt.

Prepared By PJC

July 2020

Extract from EA flood map showing site is not within zone.

Likelihood of flooding in this area

This location is in an area with a low probability of flooding

