

YORK ROAD CHAMBERS
(2-6 YORK ROAD AND 19A HIGH STREET)
BOGNOR REGIS
WEST SUSSEX

DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR ALTERATION AND ENLARGEMENT OF EXISTING BUILDING TO FORM
THREE NEW RESIDENTIAL APARTMENTS AT THIRD FLOOR LEVEL

MAY 2017

Sloane & Brown Ltd
Unit 3B Woodhorn Business Centre
Woodhorn Lane
Oving Chichester
West Sussex PO20 2BX

INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for four new residential apartments at third floor level at York Road, Bognor Regis.

SITE HISTORY

Planning approval was granted on 21 March 2017 (ref BR/336/16/PL) for the extension and alteration of the existing building to form 3no. residential apartments at third floor level.

The first and second floors - which have most recently been used as offices - have been the subject of a separate prior approval application (ref BE/222/16/PD) for conversion to eight apartments, and no objections were raised. A new prior approval application has recently been submitted for the conversion of the first and second floor to form fourteen apartments.

There is not any other recent planning history for the site.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise the enlargement and conversion of existing roof spaces and the construction of a new pitched roof (with residential accommodation within) above an existing flat roof. The new pitched roof would form a link between the existing pitched roofs but would have a lower ridge height and would accordingly be of a subservient height and appearance. The existing pitched roofs are not readily visible from York Road.



The site viewed from York Road

ASSESSMENT OF PHYSICAL CONTEXT

The site is located within the retail 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.

The site comprises a combination of Edwardian buildings and a more modern link building dating from the 1960s. Surrounding buildings are also of various differing ages and styles.



The site viewed from High Street

DESIGN SOLUTION

The proposed alterations and enlargement of the existing building have been suitably designed to provide an appropriate appearance. The external appearance would be almost identical to the previously approved scheme, with the only exception being some minor changes to the proposed fenestration.

INVOLVEMENT OF LOCAL INTERESTS

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

SCALE

The ridge height of the existing pitched roof on the corner of York Road and High Street would be raised by 430mm (maintaining the existing roof pitch). The raised ridge height would match the existing ridge height to the roof further along York Road. A new pitched roof would be constructed above the more modern central part of the site, and the ridge height to this roof would be 550mm below the adjoining ridge heights.

LAYOUT

The layout and orientation of the existing property would be retained, but a new pitched roof constructed to part of the site to provide additional residential accommodation. One new external access door would be formed onto York Road to provide access to one of the existing staircases which would serve some of the new apartments.

FLOOD RISK

The site is not within an area defined as being at risk of flooding by the Environment Agency.

AMOUNT OF DEVELOPMENT

The proposals for new residential accommodation at third floor level comprises the following:

Flat 15 - Gross internal floor area	50.2m ²
Lobby / Hall	3.7m ²
Sitting Room / kitchen	22.3m ²
Bathroom	3.8m ²
Bedroom	16.4m ²
Cupboard	1.7m ²
Flat 16 - Gross internal floor area	50.7m ²
Sitting Room / Kitchen	21.1m ²
Bathroom	3.5m ²
Bedroom	20.9m ²
Hall	1.9m ²
Cupboard	2.0m ²
Flat 17 - Gross internal floor area	51.7m ²
Sitting Room / kitchen	22.7m ²
Bathroom	8.7m ²
Bedroom	10.9m ²
Hall	5.0m ²
Cupboard	2.6m ²
Flat 18 - Gross internal floor area	50.2m ²
Sitting Room / kitchen	21.6m ²
Bathroom	5.2m ²
Bedroom 1	21.6m ²
Bedroom 2	10.3m ²
Cupboards	2.6m ²

The proposed floor areas comply with the requirements set out within the technical space standards - nationally described space standard.

The previously approved apartments to the first and second floors do not form part of this planning application.

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:

- ¿ GEN 2 - Built-up area boundary. The site is located within the defined built-up area boundary where the principle of new residential units should be acceptable.
- ¿ GEN7 - The form of new development. The proposal would make efficient use of an existing building, and would demonstrate a positive response to the identified characteristics and resources of the site. The proposal would not have any adverse impact on adjoining occupiers, land, users or property.
- ¿ GEN 12 - Parking in new development. No new parking can be accommodated on the site. However, the site is located within a central town centre location and there are good public transport links and nearby public car parking.
- ¿ Policy D SP1 - Design. The alterations and extension to the existing building have been very carefully considered in the context of the nature of the building and the wider environment. The proposal would make very efficient use of the land that is available and would be of a complementary appearance.
- ¿ Policy D DM1 - Aspects of form and design quality. The proposed alterations and extension to the building would be complementary to the existing external appearance, and the visual impact on York Road and High Street would be relatively minimal. The proposals would fully respect the scale and appearance of the existing building and would not result in any overlooking, loss of privacy, or be overbearing.
- ¿ Policy D DM3 - External space standards. This policy sets out a requirement for external private amenity space to be provided unless the urban density form in town centres requires greater flexibility. The proposals form part of an area within the town centre where there is generally no expectation of private external amenity space for residential units and there is not the ability to provide private external amenity spaces of the sizes set out within the policy.
- ¿ Policy D DM4 - Extensions and alterations to existing buildings (residential and non-residential). The proposals are an entirely sympathetic and appropriate proposal to provide additional residential units which would be entirely visually integrated into the existing building and would not result in any overlooking, overshadowing or overbearing effect on neighbouring properties. The proposed pitched roof above the existing flat roof would be a positive visual addition to the existing street scape.

- 2 Policy ECC SP2 - Energy and climate change mitigation. The proposed new residential units would incorporate energy efficiency measures to comply with current Building Regulation requirements. Due to the nature and constraints of the site there would be very limited scope to provide low carbon energy systems and limited opportunity to design the proposals to promote energy efficiency.

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 new residential units which would be of a benefit.

DETAILED DESIGN STATEMENT

Design Principles

A sympathetic design approach has been taken with the proposed alterations and extensions to the existing building. Details of the proposed design solutions are as follows:

Appearance

The external appearance would be broadly as existing, with the only external changes being minor alterations to the shopfronts facing York Road, an increase in the height of part of the existing roof, new rooflights to the front and dormer windows to the rear, and a new pitched roof above an existing flat roof to broadly follow the line of adjacent roofs albeit with a lower ridge line.

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 and nearby public car parking.

The external main access door onto York Road would be retained to provide access to the existing internal staircase which would serve some of the new apartments.

A new external door would be provided to one of the ground floor retail units facing onto York Road in order to form a new access to an existing staircase to provide access to an existing staircase.

LANDSCAPING STRATEGY

There would not be any new hard or soft landscaping.

BIN AND BICYCLE STORAGE

An area of the site has been allocated for bin and bicycle storage, and this would be accessed from the rear of the site and also Belmont Street. Detailed designs of the storage facility have not been prepared, but could be provided in due course as part of a condition of any approval. Adequate space would be provided for separate bins for each residential unit including separate facilities for household and recyclable waste.

FOUL DRAINAGE STATEMENT

The proposed new development will connect into the existing mains foul drainage system which currently serves other parts of the site.

SUMMARY

An appropriate design approach has been taken with this proposal to provide four new units of residential accommodation in a highly sustainable town centre location. This is very similar to a previously approved scheme for three new residential units. 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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