

PLANNING, HERITAGE, AND DESIGN AND ACCESS STATEMENT

Prepared by R&R Design Studio on behalf of Annandale Developments

For the proposed cladding of a replacement external staircase at:

86 ANNANDALE AVENUE,
BOGNOR REGIS,
WEST SUSSEX,
PO21 2EX

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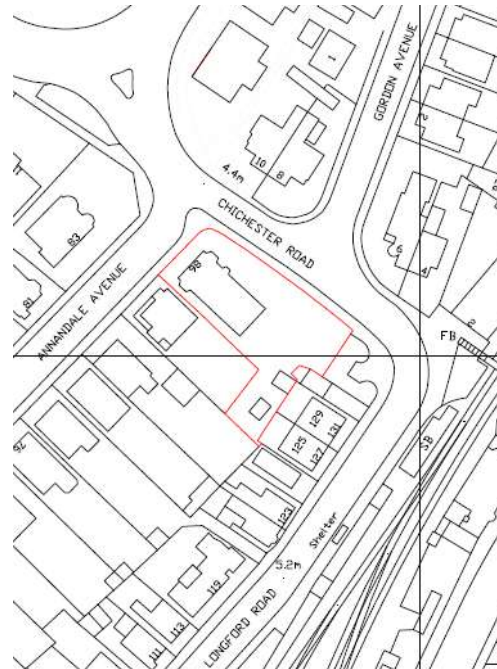
6 Kipling House, Newlands Avenue,

Waterlooville, Hants. PO7 5FY



THE SITE

- The application site is located within an established residential area of Bognor Regis. The land identified for the proposal consists of a two storey detached building housing 14no. bedrooms designated for HMO usage.
- The site has an area of 898 square metres (0.22 Acre).



Existing Location Plan

THE CHARACTER OF THE AREA AND LOCAL CONTEXT

- The existing property is surrounded on three sides by roads – Annandale Avenue to the West and Chichester Road to the North and East. Despite this, the property is not prominent in the street scene with the exception of its front facade.
- It is located within the built-up area boundary.
- Below is a selection of images of 86 Annandale Avenue and the immediate surrounding area:



RELEVANT PLANNING HISTORY

- May 2020 – Planning Reference BR/41/20/PL

Proposal – Change of use from C3 Dwelling houses to a House in Multiple Occupation (Sui generis) including internal & minor external alterations.

Decision – Grant permission.

Status - Approved development, currently being implemented.

- December 2019 – Planning Reference BR/231/19/PL

Proposal – Erection of first floor rear extension to provide 1 No. 2 bed flat (resubmission following BR/317/18/PL).

Decision – Grant permission.

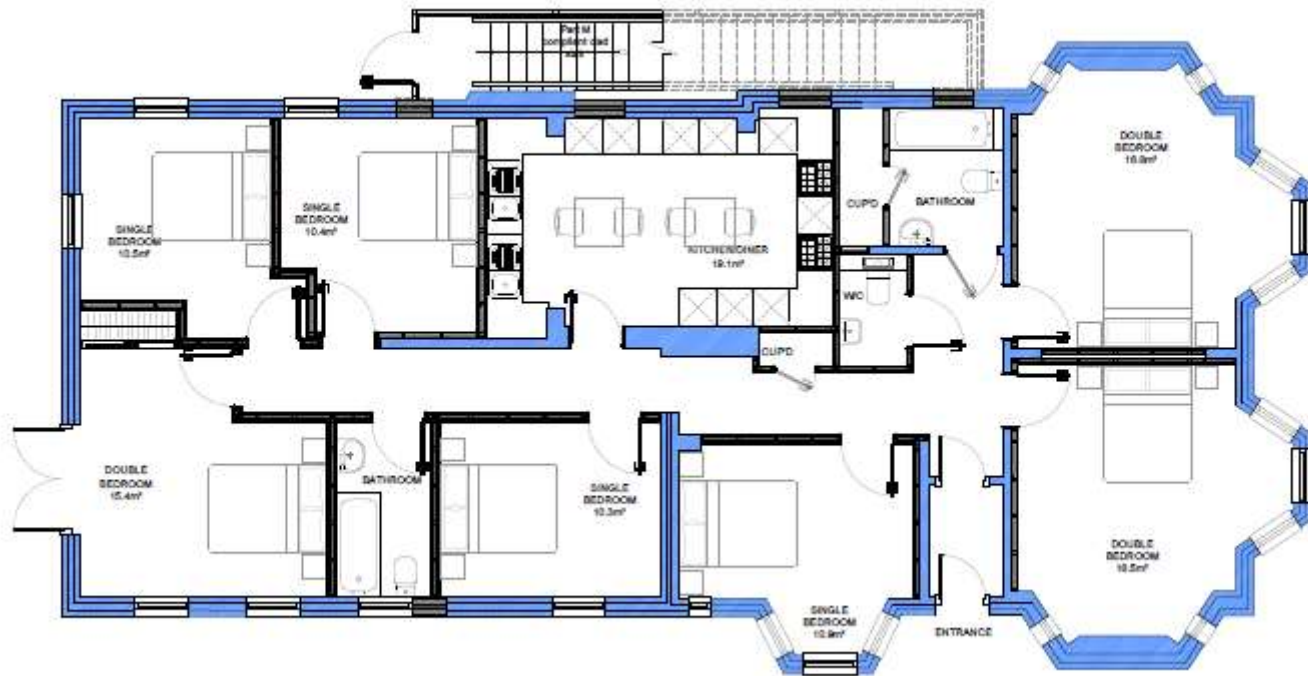
Status - Approved development, currently being implemented.

THE PROPOSAL

- Planning permission is sought to clad the replacement external stair approved under planning application BR/41/20/PL. Cladding the stair has been requested by building control due to its close proximity to the boundary.
- The cladding will provide occupants with a weather proof access to the building and will provide added levels of privacy to the neighbouring property and also limit noise outbreak.
- The stair will be constructed in accordance with Part M of the building regulations.



Proposed Stair Elevation



Proposed Ground Floor Plan



PROPOSED STAIR CLADDING
Cedral Weatherboard, Colour - Light Grey

HERITAGE STATEMENT

- No. 86 Annandale Avenue is a locally designated building of character. As such policy HER DM2 is relevant and states that alterations or extension of the building character will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. Also, that features of such buildings which contribute to these interests will be preserved.
- Paragraph 189 of the national planning policy framework (NPPF) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Para 190 then requires that local planning authorities identify and assess the particular significance of the heritage asset that may be affected by a proposal. It is then necessary to consider the level of harm associated with the proposal and if there is 'less than substantial harm' or 'substantial harm' it is necessary to assess the level of public benefit (paragraphs 192-196).
- The property is a detached two storey corner property with a double, full height bay frontage. It has a mixture of light brown/orange brick, grey render with darker brick decorative detailing at first floor. The lower half of the front bays are contrasting white painted render which echoes the white painted render.

It is concluded that proposed scheme will not have a detrimental effect on the buildings aesthetic as only minor alterations are proposed to the building envelope.