

BR/183/08

hda
projects**1 Stanford Close, Bognor Regis. PO22 8AD****Planning Statement**

A planning statement identifies the context and need for a proposed development and includes an assessment of how the proposed development accords with relevant national, regional and local planning policies.

POLICY GEN1 Sustainability

The existing building is a four-bedroom end of terrace residential dwelling situated parallel to the adjacent road. Internal openings from a former extension will be removed and new front entrance provided for access within the existing boundary.

POLICY GEN2 Built-up Area Boundary

The property is located within the built area boundary with an existing buildings is a brown field site

POLICY GEN4 Location and Travel Demand

The property does not materially add to existing road congestion and air pollution, existing local roads provide access to public transport for cyclists and pedestrians.

POLICY GEN7 The Form of New Development

The Development will provide:

Efficient use of the buildings as the fabric is not changed.

The existing character stands with the facades and location in the street.

There will be no change or effect on the facilitates of adjoining properties

Existing trees and landscaping are retained.

Provides parking and cycle storage with safe movement of pedestrians and vehicles

POLICY GEN8 Development and the Provision of Infrastructure

No change

POLICY GEN9 Foul and Surface Water Drainage

No Change to services, local adaption to suit connections

POLICY GEN10 Tidal Flooding and Coastal Defence

Refer to flood risk assessment

POLICY GEN11 Inland Flooding

Refer to flood risk assessment

POLICY GEN12 Parking in New Development

Provision is made within the site for an additional space

POLICY GEN14 Public Transport

Bus service available within a 5-minute walk

POLICY GEN15 Cycling and Walking

Cycle storage will be accommodated on site, existing footways provide access to local facilities

POLICY GEN17 Access for People with Disabilities

Existing footways provide access to local facilities, ramp access to properties as the need arises.

POLICY GEN18 Crime Prevention

Not consulted, secure locks to doors and windows, entrance doors in visible locations secure gates to private gardens

POLICY GEN21 Renewable Energy

Not considered with this submission, option to incorporate measures in the future to suit resident.

PPS1 and PPS 3 highlight the need for reuse of brownfield sites and efficient use of land for sustainable communities. Local plan Dev 23 encourages conversion of buildings within the built up area.

To be read in conjunction with Design and Access Statements and Flood Risk Assessment.