

DESIGN & ACCESS STATEMENT

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED ON BEHALF OF
MR AND MRS P SOLAN**

**PLANNING APPLICATION TO PROVIDE
A DETACHED SMOKING ROOM.**

**ALBANY HOUSE, STOCKER ROAD,
BOGNOR REGIS**

1. INTRODUCTION

1.1 The purpose of this statement is to explain the design principles and concepts that have informed the development proposals. The statement also discusses how access issues have been dealt with.

1.2 The statement is arranged as follows:

- Section 2 – Design: Use, Amount, Layout, Scale, Landscaping, Appearance
- Section 3 – Access: Vehicular and links, inclusive access
- Section 4 – Supporting Planning Statement

2. DESIGN

Introduction

2.1 The proposed development comprises a new detached recreation area for residents who smoke, located within the rear garden. This follows reconsideration of the previously approved extension more recently on file reference BR/143/09.

Use

2.2 The proposed development incorporates the erection of a small detached single storey building within the grounds of Albany House which is a residential care home.

Amount

2.3 The proposal would result in a total of 17.5 m² of additional space.

Layout

2.4 The design concept for this scheme is to provide an increased facilities use of the site by providing additional facilities.

2.5 The internal layout of the building (as proposed) has been sensitively considered in order to protect the amenities of adjacent residents and prospective occupiers of the new units.

2.6 The form of layout and design has 'secure by design' principles incorporated.

Scale

2.7 The scale of the building is of a minor scale, in-keeping with other single storey detached structures nearby.

Landscaping

2.8 This section is not applicable to this proposal.

Appearance

2.9 The flat roof to the building over sails the front by 400 mm to provide a degree of cover in inclement weather with walls being a painted weatherboard finish.

3. ACCESS

Vehicular and Transport Links

3.1 The site is sustainably located, close to local facilities including schools, shops, and health centres. In addition the site is within an area with good pedestrian and cycle links, and access to public transport.

Inclusive Access

3.2 The residential units proposed would meet with Part M of the Building Regulations, thus ensuring good access to and within the building for people with disabilities.

4. SUPPORTING PLANNING STATEMENT

The Site & Surrounding Area

4.1 11 and 13 Stocker Road, originally two domestic residential properties was converted and combined to form a residential care home over three floors.

4.2 Stocker Road is an area dominated by similar care homes and blocks of flats converted from the original housing stock. The site is situated south of Aldwick Road within a predominantly residential area of varied housing. The town centre with its railway station, and other public services, including bus stops and taxi ranks are easily accessible from the site.

Relevant Planning Policies

4.3 The site lies within the boundary of the built up area as defined in Policy GEN 2. Within such areas planning permission will normally be granted subject to other policies in the Local Plan for the built environment.

4.4 Also relevant is Local Plan Policy GEN 7 "The Form of New Development", which sets out the criteria by which proposals for development will be judged and in so far as this proposal is concerned such matters as the efficient use of land, the needs of local people, car parking and the impact on adjoining occupiers and uses is relevant.

Application Appraisal

4.5 The main issue when considering the development proposed is the main principle of development.

The Principle of Development

4.6 The principle of extending existing buildings to provide additional accommodation for residential care homes has been accepted by the Council over the years in this area with more major extensions allowed for the surrounding Homebeech and Arun Lodge care homes to name but two.

4.7 The application BR/64/09 and latterly BR/143/09 for substantially the same use were approved earlier this year. This application seeks to remove the old smoking room proposal of the rear extension and replaces it with a detached structure of a similar sized sited away from the main building for reasons of health and safety of the occupants and staff.

Standard of Accommodation

4.8 It is considered that the erection of the building has been sensitively considered, and is without detriment to the amenities enjoyed by other occupiers of the building or adjoining properties. The proposal will fully comply with the Building Regulations in terms of building standards.

5. CONCLUSIONS

5.1 This proposal would not impact upon the character of the area or neighbouring residents, and it would help to provide much needed additional facilities for the care home and residents with appropriate standards of amenity. The site is located within a sustainable location with public transport and other services all within close

proximity of the site.

5.2 Accordingly the proposed erection of the building to provide a new recreational area would result in no demonstrable harm to those interests of acknowledged importance identified above. In the event that the application be presented to the Planning Committee I would be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the Officers report.