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# ***Design and Access Statement***

**FLINT HOUSE / THE OLD BAKERY, BAKERY LANE, BOGNOR REGIS,  
WEST SUSSEX, PO21 1UR**

**ALTERATIONS TO THE EXTERNAL APPEARANCE OF THE BUILDING -  
CHANGES TO WINDOW DETAILING**

## **1.0 Introduction and Background**

1.1 This statement accompanies and supports a planning application submitted by BEFI Limited for the modification and replacement of windows located on the east elevation of Flint House and The Old Bakery, on Bakery Lane in Bognor Regis.

1.2 A separate application for Prior Notification has been submitted to Arun District Council to establish that the existing Class B1(a) office building can change use to form 5 dwellings as 'permitted development' in accordance with Class J of Part 3 of the Second Schedule to the Town and Country Planning (General Permitted Development Order), 1995 (as amended). Consequently, this planning application is submitted in order to obtain permission for replacement windows within the buildings east facade. The PNO seeks to establish that the change in use of the building from an office use to residential use is 'permitted development' in accordance with the new regulations.

1.3 This statement describes my Client's proposal and places it in context with relevant local policy. It will be concluded that our Client's proposal should receive support and be granted planning permission.

## **2.0 Appraising the Context**

### **Assessment of the Site**

2.1 The application site comprises a two storey building located on the west side of Bakery Lane which is itself some 400m to the south of Bognor Regis town centre. The site is located within a tight knit, predominantly residential area, close to the seafront which is to the south.

2.2 The subject building has an 'L' shaped footprint and comprises two elements. Flint House is oriented north-south with a main frontage onto Bakery Lane. As is suggested by the buildings name it is constructed with panels of cobbled / knapped flint work with complementary brick quoining. Windows within the east elevation of Flint House consist of a mix of both white and wood coloured UPVC double glazed units.

2.3 The Old Bakery element of the application site adjoins Flint House at its southern end and is oriented west-east. This building is constructed with white painted smooth rendered elevations. Both parts of the application building sit beneath a hipped slate tiled roof.



**Above: View North Along Bakery Lane – East Elevation of Flint House**



**Above: View of Flint Hose from the North East**

### 3.0 Planning Policies

#### **Arun District Local Plan, 2003**

3.1 The Arun District Local Plan, 2003 provides the framework for guiding development in the District. Those policies, which are consistent with guidance contained within the National Planning Policy Framework (NPPF), have been saved until such times as they are replaced. The NPPF states that there should be a presumption in favour of sustainable development.

3.2 The saved policy considered most relevant to the current proposal is:

#### **Policy GEN7:**

*Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.*

*Development will be permitted provided it:*

- (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;*
- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;*
- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;*
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;*
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;*
- (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;*
- (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;*

- (viii) *provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.*

*In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.*

#### **4.0 Involving the Community**

4.1 It was not felt necessary to undertake any consultation with the wider community for such a minor proposal. The applicant acknowledges that the LPA will carry out the necessary neighbour notification and third party consultation process.

#### **5.0 Evaluating the Information**

5.1 This application seeks a grant of planning permission for the replacement of the existing mixed white UPVC and wood effect UPVC fenestration located within the east elevation of Flint House (together with some windows / patio doors, within the east elevation of The Old Bakery) with new white UPVC framed windows which would be glazed with diamond leaded lights.

5.2 Whilst it is recognised that the application property is an attractive building it is noted that it is not a listed building nor located within a conservation area. As such, it is the intention of the applicant to replace the existing mix of window styles and finishes on the buildings Bakery Lane elevation with a high quality glazing solution which provides a consistent and uniform appearance when viewed from the public realm. It is considered that the replacement of the existing glazing as proposed would enhance, and not detract, from the appearance of the existing building.

5.3 As has been stated this application is submitted to secure a grant of planning permission for the external alterations to the building. The proposed use of the building as 5 dwellings is the subject of an application for Prior Notification which the LPA is currently considering.

5.4 Given the foregoing it is considered that the application proposal is compliant with policy GEN 7 of the Local Plan.

#### **6.0 Design Principles and Solutions**

##### Amount

6.1 Not applicable.

##### Layout

6.2 Not applicable.

Scale

6.3 Not applicable.

Landscaping

6.4 Not applicable.

Appearance

6.5 It is proposed to provide the building with a high quality appearance by replacing the existing mix of windows on the Bakery Lane elevation with a uniform glazing solution. The replacement fenestration will comprise high quality white coloured UPVC windows complemented with diamond leaded lights.

**7.0 Access Principles and Solutions**

7.1 Not applicable.

**8.0 Conclusions**

8.1 In conclusion it is considered that the proposed replacement fenestration is of a high quality design which would complement the appearance of this attractive property.

8.2 The proposal is considered to be in compliance with policies of the Development Plan. It is respectfully requested, therefore, that Officers and Members of the District Council look favourably on this application and grant planning permission.