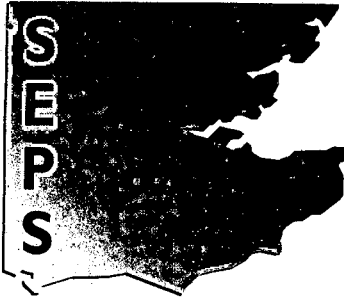




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**DESIGN & ACCESS
STATEMENT
CONCERNING
PROPOSALS TO ERECT A
FIRST FLOOR REAR EXTENSION
AND CREATE A FOURTH
SELF-CONTAINED FLAT
AT
7 ANNANDALE AVENUE, BOGNOR REGIS
WEST SUSSEX PO21 2ES**

CLIENT: MR T TALBOT

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The Design Component

Amount of Development

This proposal seeks consent to create a fourth self-contained flat at the property 7 Annandale Avenue, Bognor Regis, West Sussex. The unit will consist of a self-contained two bed flat located at the rear of the site. The creation of this flat will also involve the erection of a first floor rear extension.

Layout

The existing house has been converted into a total of three self-contained flats, one on each of the three floors of the property. This conversion has been undertaken without the need to include any of the residential floor space contained at ground and first floor level within the rear projecting wing. These empty rooms are identified on the existing 1:100 scale floor plans.

The intention is to use these rooms as the basis for creating a fourth self-contained unit at the application property. A first floor extension is proposed over the single storey rear addition and the resultant rooms would then be converted into a self-contained two bed maisonette. The entrance into this property would be via a door on the side elevation of the house. No off street car parking is proposed to serve the property but it would be served by a small area of private garden to the rear.

Scale

The two and a half storey house would remain largely unaltered. The only addition is the small first floor rear extension. At present, there is a part two storey, part single storey hipped wing on the rear of the property. The intention with this application is to build above the single storey element of this projection to produce a fully two storey extension having a hipped roof.

Landscaping

The small rear garden attached to the property offers limited opportunities for additional tree planting. The intention is that this garden would be lawned and would be planted with specimen shrubs and bushes.

Appearance

When viewed from the front, the appearance of the house would remain unchanged. From the sides and rear, the projection off the back of the property would now appear as a fully two storey element having a hipped roof.

The Context Appraisal

Annandale Road is a residential road located just to the north of the town centre of Bognor Regis within five minutes' walking distance of the main line railway station. It consists of a mix of some larger scale semi-detached and detached properties. Many of these properties have either been converted to self-contained flats or are now otherwise houses in multiple occupation. The application property is itself currently in use as three self-contained flats, these having been approved under application ref. BR/363/05. Immediately neighbouring properties to the north east and south west (nos.5 and 9 Annandale Road) are themselves in multiple occupation.

Previously planning consent to convert the application property to four self-contained flats was refused under application ref. BR/212/05.

It is acknowledged that the three flat conversion scheme that has been undertaken differs slightly from that granted consent under application ref. BR/363/05 in that the ground and first floor flats provided for have had the rooms within the rear projection omitted. This means that the ground floor flat has had its living room deleted with this now being provided for by way of the room running off the kitchen, whilst at first floor level, the second bedroom has been deleted making it a one bedroom as opposed to two bedroom unit. Nonetheless, in the case of all three flats provided for within the scheme, they are all of a perfectly adequate size for one bedroomed units.

Evaluation

With the proposed first floor extension here proposed, the surplus floor space attached to the property is capable of accommodating a further self-contained flat. A reasonably comfortable two bed unit is proposed and it would be served by a small area of private garden to the rear. The extension element of the proposal would have no undue impact on the amenities of neighbouring properties. It would not overshadow windows to habitable rooms on neighbouring properties and it has been designed to fully accord with the style and design of the existing house. All four resultant self-contained flats contained within the application property would be of a perfectly acceptable space standard and would provide for sufficient residential amenity for future occupants.

The use would not represent an over-intensive conversion scheme and nor would it represent over development of the application site. There are numerous other properties within Annandale Road that have been converted to self-contained flats or are otherwise houses in multiple occupation. In fact, HMOs in the locality are quite often more intensively used than the four flats here proposed.

The efficient and effective use of residential development opportunities within sustainable locations such as this is broadly supported by both Central Government planning advice contained within PPS3 and by Development Plan policy including LOC1 and ERA1 of the West Sussex Structure Plan 2001–2016 and policies GEN2, GEN7, DEV23 of the Arun District Local Plan 2003. Policy DEV23 is particularly relevant in that it concerns the conversion of existing buildings to form a number of residential units/flats. It requires that schemes for flat conversions accommodate new units in a manner which provides for a satisfactory standard of amenity and facilities in relation to internal floor space, sanitary/kitchen facilities and external amenity space. The space standards proposed with this application would meet all the requirements of DEV23.

The property provides for no off street car parking. None of the existing three flats within the property have off street parking and nor would this proposed unit. However, this is not being considered as an objection in the past given that Annandale Avenue lies within a short walking distance of Bognor Regis town centre and the main railway station. It is therefore a highly sustainable location, in transport terms, for further residential development.

Access Design Philosophy on the Scheme

The application lies within a highly sustainable coastal settlement having a wide range of services and job opportunities. Bognor Regis has all the amenities to meet the day to day needs of future residents and therefore, on sustainability grounds, there are genuine grounds to support this proposal.

Sources of Advice and Guidance

In preparing this application particular regard has been had to the Building Regulations 2000 (as amended) and British Standards 8300 and 5588 concerning codes of practice for the design of buildings to meet the needs of disabled people in terms of access and means of escape. The flat here proposed would fully meet all the requirements of Part M of the Building Regulations.

18.7.08