



**69 HIGH STREET
BOGNOR REGIS
WEST SUSSEX**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR CHANGE OF USE
OF EXISTING BUILDING TO HAIRDRESSERS (USE CLASS A1)**

Revision A

SEPTEMBER 2017

**Sloane & Brown Ltd
Unit 3B Woodhorn Business Centre
Woodhorn Lane
Oving Chichester
West Sussex PO20 2BX**

INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for the change of use of 69 High Street, Bognor Regis to form a hairdressers (use class A1).

SITE HISTORY

The premises have been used as a hairdressers in the recent past under a temporary change of use arrangement under the GPDO Schedule 2 Part 4 Class D. However, this only lasts for a period of two years and accordingly a planning application for the permanent change of use has been now submitted. A new lessee has recently occupied the premises and it is the intention that the premises will now remain in use as a hairdressers for the foreseeable future. The premises have formally been in use as the Bognor Regis Museum and an art gallery.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise the change of use of the ground floor of an existing building. No changes are proposed to the external appearance, and no internal alterations are proposed. The proposed change of use would not have any impact on the appearance or setting of the building or have an impact on the Conservation Area in which it is located. The change of use would effectively formalise the temporary change of use arrangements which have been in place for around two years.

ASSESSMENT OF PHYSICAL CONTEXT

The site is located within the town centre of Bognor Regis, and surrounding properties are in a variety of commercial and residential uses.

The property is located within the The Steyne and Waterloo Square Conservation Area, and this is characterised by modest terraces set around central open spaces. As a whole the building sits comfortably within the streetscape in terms of overall height and scale. Surrounding buildings are of various differing ages, styles and scale. There would not be any changes to the existing external appearance.

INVOLVEMENT OF LOCAL INTERESTS

Due to the relatively minor nature of the proposals, no consultations have been carried out.

SCALE

There would be no extension to the existing building.

LAYOUT

There would not be any change to the general layout and orientation of the existing property.

FLOOD RISK

The site is not within an area defined as being at risk of flooding by the Environment Agency.

AMOUNT OF DEVELOPMENT

The premises have a gross internal floor area of 78.3m².

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was formally published in March 2012 and supersedes all previous PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Further planning policies for the site are contained within the West Sussex Structure Plan 2006-2016 (adopted July 2004), the Arun District Council Local Plan (adopted April 2003) and the emerging publication version of the Local Plan (February 2014).



The proposals would not have any adverse impact on the Conservation Area within which the site is set, and the proposals would make efficient use of an existing building.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, the Arun District Council Local Plan, and the Arun Emerging Local Plan, and the proposal will provide new residential units which would be of a benefit.

BIN STORAGE AND COLLECTION STATEMENT

The commercial hairdressing operation is only small scale and would not generate large amounts of waste. Bins will be located outside for regular weekly collections, and would be stored inside at all other times.

SUMMARY

National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting the planning application. This proposal should be acceptable in principle, and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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