

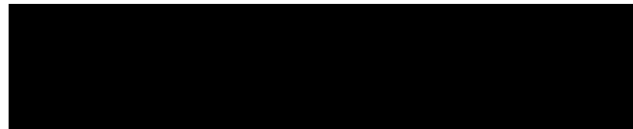
PLANNING, HERITAGE, AND DESIGN AND ACCESS STATEMENT

Prepared by R&R Design Studio on behalf of Thomas Hill Jones

For the proposed change of use from C1 Guest House to Sui generis (houses in multiple occupation) including first floor extension, demolition of existing detached garage and internal/external alterations at:

SELWOOD LODGE,
93 VICTORIA DRIVE,
BOGNOR REGIS,
WEST SUSSEX,
PO21 2DZ

R&R Design Studio Ltd

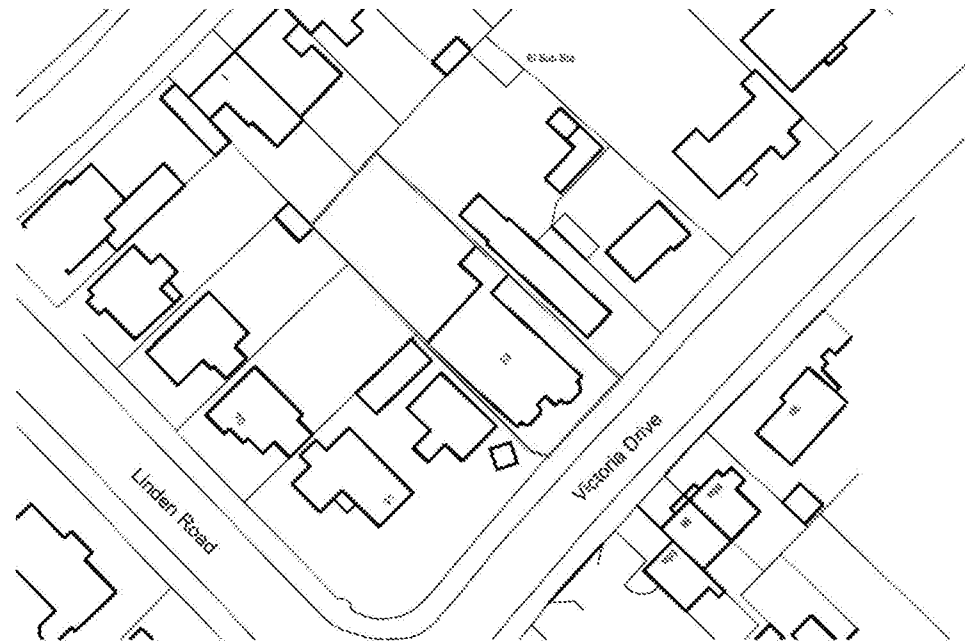


6 Kipling House, Newlands Avenue,
Waterlooville, Hants. PO7 5FY



THE SITE

- The application site is located within an established residential area of Bognor Regis. The land identified for the proposal consists of an existing two storey detached building. The building is currently utilised as a guest house (planning class C1).
- The site has an area of 683 square metres (0.168 Acre).



Existing Location Plan

THE CHARACTER OF THE AREA AND LOCAL CONTEXT

- The existing property fronts Victoria Drive.
- The site is located within the Bognor Regis Parish built-up area boundary. The property is within easy walking distance of Bognor town centre and the railway station (.26 miles approx.), the frequent 700 Coastline bus service runs within close proximity.
- The site is therefore in a highly sustainable location where residents do not need to be reliant on a private car.
- Below is a selection of images of Selwood Lodge and the immediate surrounding area:



View of Selwood Lodge Frontage



Aerial View of Selwood Lodge



1. View from Selwood Lodge Looking North-East



2. View from Selwood Lodge Looking South-East



3. View from Selwood Lodge Looking South-West

RELEVANT PLANNING HISTORY

- **September 1990 – Planning Reference BR/4/90**

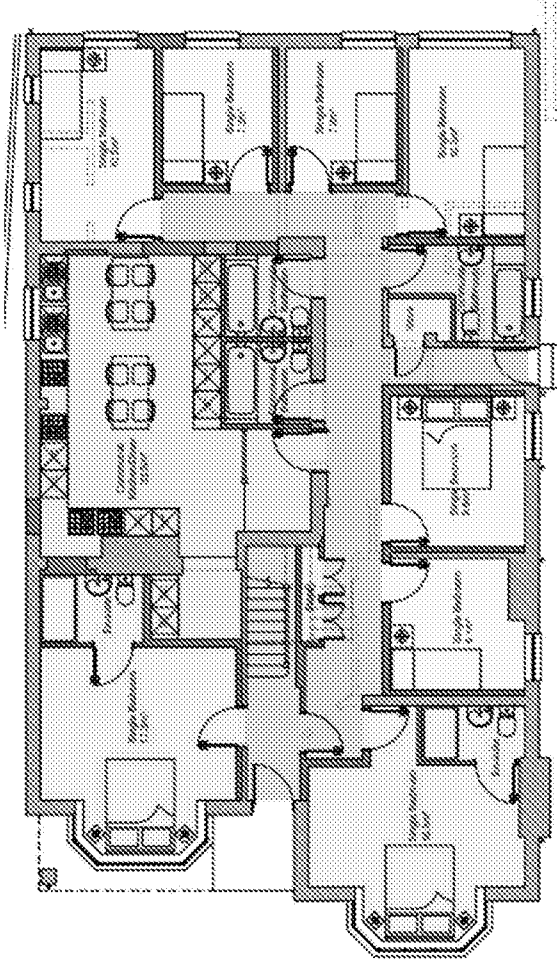
Proposal – Ground Floor Extension.

Decision – Approve Conditionally.

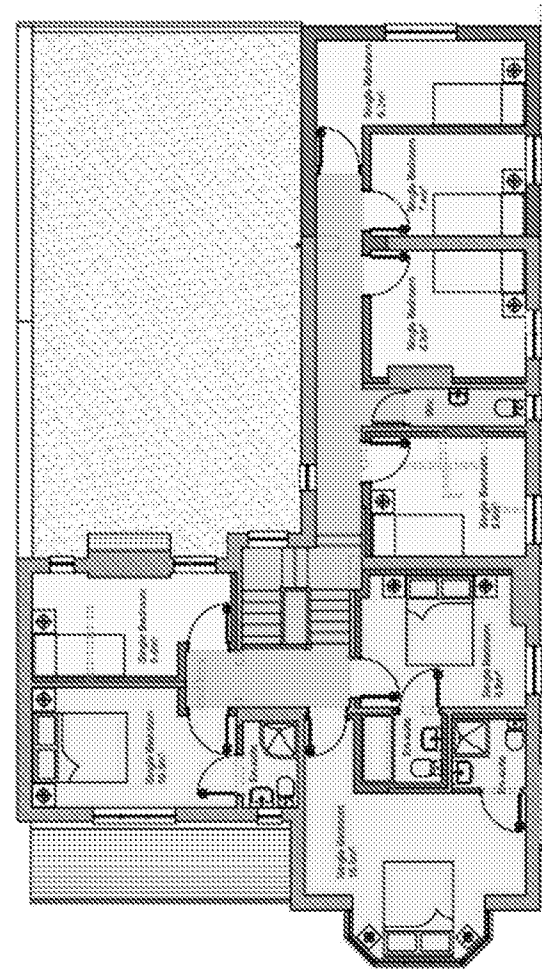
Status - Approved development, implemented.

THE PROPOSAL

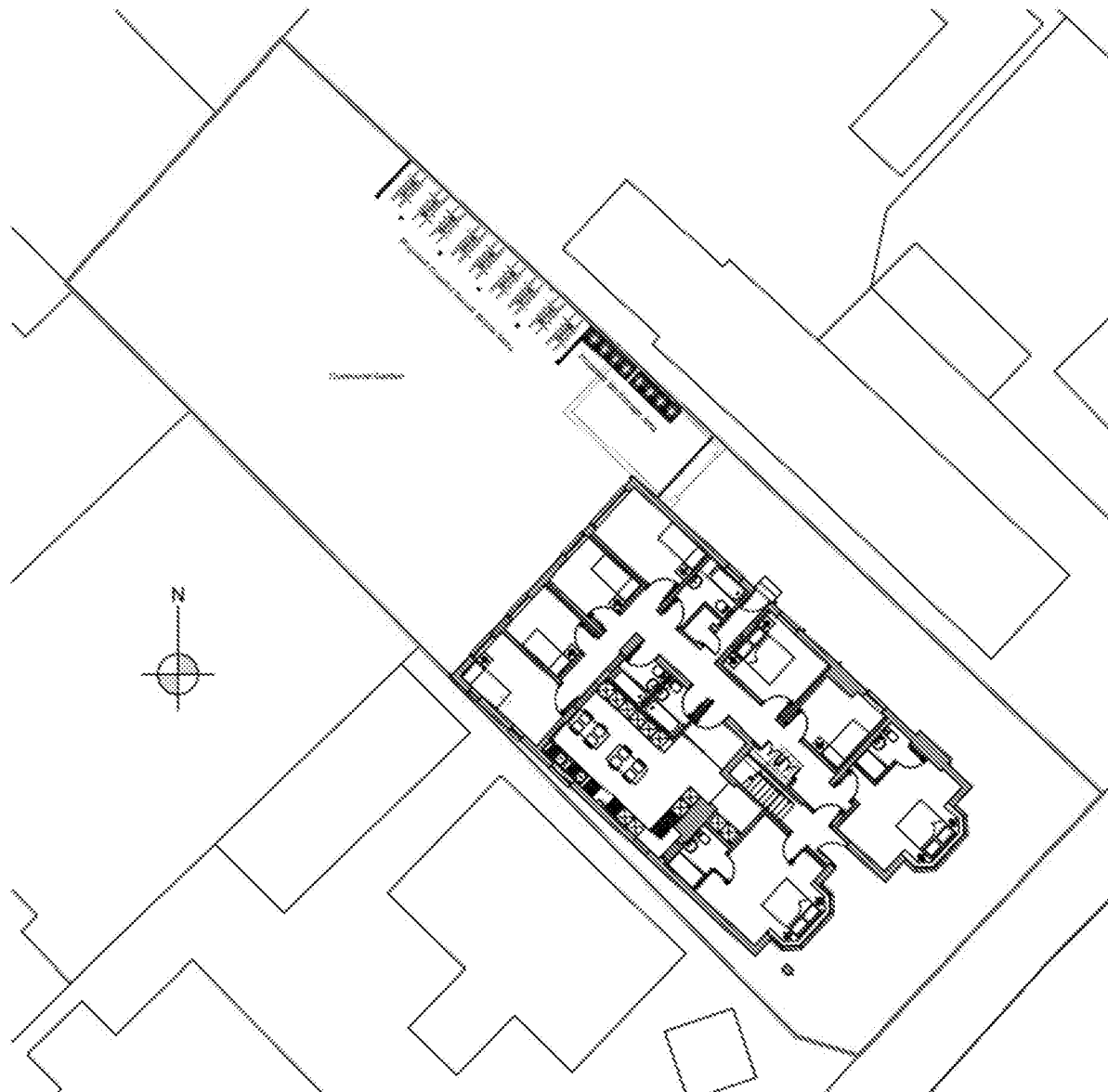
- Planning permission is sought for the change of use from usage class C1 (Guest House) to Sui generis (houses in multiple occupation). The proposal seeks to convert the existing detached building into a house in multiple occupation with an occupancy of 16 persons with associated shared kitchen/dining facilities and communal garden area.
- Planning permission is also sought for a first floor rear extension and minor external alterations which is to include fenestration alterations.



Proposed Ground Floor Layout
8-person occupancy



Proposed First Floor Layout
8-person occupancy



Proposed Site Plan

Note: Secure cycle storage for 18 bicycles, Refuse and recycling bin storage (140litres per occupant).

- **Development Objectives**

- To provide much needed affordable accommodation in a sustainable location, particularly for young or single people and those with low incomes.
- To provide the most efficient use of the site whilst ensuring that unacceptable harm to the amenity of the of the neighbouring properties is not compromised as a result of the development.
- Proposed accommodation to provide good standards of residential amenity to the occupants by providing quality outdoor space and efficient interior layouts.
- Renovation of the existing building to meet current building regulation standards to improve sound insulation properties between bedrooms and general fire safety.

- **Residential Amenity**

- The property has a large garden to the rear which will be accessible to all residents.

TRANSPORT AND ACCESS

- The proposed scheme has been developed with transport in mind. The main elements addressed are as follows:
 - All occupants to be provided with secure cycle storage.
 - The site is located within the Bognor Regis Parish built-up area boundary. The property is within easy walking distance of Bognor town centre and the railway station (.26 miles approx.) and the frequent 700 Coastline bus service runs within close proximity.
 - The property is therefore in a highly sustainable location where residents do not need to be reliant on a private car.

SUSTAINABILITY

- **Efficient Design**

The proposed scheme is designed to exceed current building regulation standards whenever practicable in order to make the building as energy efficient as possible. The methods implemented will be as follows:

- Additional levels of insulation
- Dual flush WC's
- Flow restricting taps
- Highly thermally rated doors and windows
- Low energy lighting
- Effective passive ventilation

REFUSE STRATEGY

To enhance the general appearance of the development the property will have dedicated areas out of sight of the road for the storage of general waste and recycling bins, to ensure a prominent level of recycling and overall reduction of waste throughout the development.

CONCLUSION

It is considered that the proposed development would be acceptable in principle and makes effective use of the site. The proposed design complies with the policies of the local plan and with the principles set out in the National Policy Framework.

The design proposals have taken into account any impact on neighbouring dwellings.