

**8 YORK ROAD
BOGNOR REGIS
WEST SUSSEX**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR CHANGE OF USE OF EXISTING THIRD FLOOR OFFICES
TO ONE BEDROOM RESIDENTIAL APARTMENT**

APRIL 2017

**Sloane & Brown Ltd
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Oving Chichester
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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for the change of use of existing offices at third floor level to form a one bedroom residential apartment at 8 York Road, Bognor Regis.

SITE HISTORY

The third floor is currently in use as offices, and this was approved under planning reference BR/284/14/PL.

The first and second floors of 8 York Road currently form residential apartments, and this was approved under planning reference BR/294/14/PD.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise a change of use of the third floor of the existing building only and would not involve any extension or alteration work.

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. Many upper floors of surrounding buildings are in residential use or have extant planning consent for residential use.

The site comprises an Edwardian building which forms part of a terrace. Surrounding buildings are of various differing ages and styles.

INVOLVEMENT OF LOCAL INTERESTS

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

SCALE

This heading is not relevant as there would not be any form of extension.

LAYOUT

The internal layout and access arrangement to the property would be retained, but the use changed from offices to a one bedroom residential apartment.

FLOOD RISK

The site is identified on the Environment Agency's flood maps as being on the edge of a small area where there is a risk of surface water flooding. There will not be any change to the existing drainage arrangements, and the proposals will not increase the risk of flooding in the vicinity. The proposed change of use is at third floor level which is significantly above the level at which there is any possible flood risk.

AMOUNT OF DEVELOPMENT

The proposals for new residential accommodation at third floor level comprises the following:

Gross internal floor area	51.5m ²
Lobby	1.0m ²
Sitting Room / kitchen	21.0m ²
Bathroom	3.6m ²
Bedroom	17.9m ²
Cupboards	2.3m ²

The proposed floor areas comply with the requirements set out within the 'technical space standards – nationally described space standard'.

The previously approved residential apartments to the first and second floors do not form part of this planning application.

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.

Paragraph 59 confirms that in policy making, Local Planning Authorities should ensure that good design codes / policies are not unnecessarily prescriptive and instead concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new developments in relation to the local area.

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 key relevant policies which are still in place are outlined below:

- GEN 2 – Built-up area boundary. The site is located within the defined built-up area boundary where the principle of new residential units should be acceptable.
- GEN7 – The form of new development. The proposals comprise a change of use of the existing building only and would not involve any extension or alteration work.
- GEN 12 – Parking in new development. No new parking can be accommodated on the site. However, the site is located within a central town centre location and there are good public transport links and nearby public car parking.

Relevant policies from the emerging Local Plan are as follows:

- Policy D SP1 – Design. The proposals comprise a change of use of the existing building only and would not involve any extension or alteration work.
- Policy D DM1 – Aspects of form and design quality. The external appearance of the building would not be altered in any way.
- Policy D DM3 – External space standards. This policy sets out a requirement for external private amenity space to be provided unless 'the urban density form in town

centres requires greater flexibility'. The proposals forms part of an area within the town centre where there is generally no expectation of private external amenity space for residential units and there is not the ability to provide private external amenity spaces of the sizes set out within the policy.

- Policy D DM4 – Extensions and alterations to existing buildings (residential and non-residential). There would not be any form of extension to the existing building, and the proposals purely comprise a change of use of the existing building with no other alterations.
- Policy ECC SP2 – Energy and climate change mitigation. The offices were formed relatively recently and comply with current Building Regulation requirements for thermal efficiency. Due to the nature and constraints of the site there would not be any scope to provide low carbon energy systems of further measures to promote energy efficiency.
- Policy SD SP1 – Sustainable Development. The site is located in a highly sustainable, town centre location.

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.

ACCESS AND PARKING

There is no existing parking within the site, and there is no space on the site to provide any parking. However, the site is located within a central town centre location and there are good public transport links and nearby public car parking.

Existing access arrangement to the third floor would be retained.

LANDSCAPING STRATEGY

There would not be any new hard or soft landscaping.

BIN AND BICYCLE STORAGE

An area of the site has been allocated for bin and bicycle storage, and this would be accessed from the rear of the site and also Belmont Street. Detailed designs of the storage facility have not been prepared, but could be provided in due course as part of a condition of any approval. Adequate space would be provided for bins for the residential unit including separate facilities for household and recyclable waste.

FOUL DRAINAGE STATEMENT

The existing scheme connects into the existing mains foul drainage system, and this arrangement would not change for the change of use to residential.

SUMMARY

The proposal would form a new single residential unit in a highly sustainable town centre location, with no internal or external alterations required to the existing property. 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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