
Sussex Building Consultancy Limited



Design and Access Statement for Flat 2, 42 Sudley Road, Bognor Regis, PO21 1TR.

Date : 20 December 2020

Ref : SBS/42SR/01

Revision :

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1.0 Introduction

- 1.1 The flat is part of a 3 storey property on Sudley Road in Bognor Regis.
- 1.2 The existing building is divided into 4 flats and a rear two storey maisonette.
- 1.3 The work proposed is to extend the flat at ground floor level to provide improved access arrangements.
- 1.4 The work will involve extending as small portion of the existing rear single storey extension and continuing the flat roof across to the opposite wall to give a degree of weather protection to the rear door.



Picture – proposed rear elevation.

2.0 Site Description

- 2.1 The existing dwelling is a 3 storey Edwardian style building which used to be office use but is now in the process of being converted into flats.
- 2.2 The main building has a rear courtyard area for use of the residents including drying and cycle storage.
- 2.3 The building is a face brick construction, the roof is covered with natural slate tiles. The dwelling is served by a mixture of PVC and wooden framed casement and sash windows and wooden doors.
- 2.4 The building is not Listed nor is the site located within a Conservation Area.

3.0 Planning History.

- 3.1 The full history is shown below, however, the most recent is for Prior Approval for the change of use into flats, approved 23 March 2020 under file reference BR/24/20/PD.

Pre – 1987 history.

Reference	Location	Proposal	Type	Status
<u>BR/346/76</u>	42 Sudley Road Bognor Regis	Proposed extension for store	Planning	Approve Cond
<u>BR/346/76/B</u>	42 Sudley Road Bognor Regis	Proposed extension for store	Building	Permitted
<u>BR/438/68/B</u>	40/42 Sudley Road Bognor Regis	1st floor communicating door	Building	null
<u>BR/485/68/B</u>	40/42 Sudley Road Bognor Regis	Communicating door	Building	Permitted
<u>BR/96/57</u>	Lyon Street Bognor Regis	Lock up garages	Planning	Approve Cond
<u>BR/96/57/A</u>	42 Sudley Road Bognor Regis	Additional office	Planning	Approved

Post – 1987 history

BR/24/20/PD 42 Sudley Road Bognor Regis PO21 1ES Downview Developments Ltd 27-01-20
Notification for Prior Approval under Class O for change of use from an office (Class B1) to a dwelling (Class C3) - Conversion of existing office building into 5 x No. self contained units
Planning Pd Non Householder No Object'n + Conds

- 3.2 An application to extend Flat 4 on the first floor is currently the subject of current planning file reference BR/288/20/PL.

4.0 Planning Policy

- 4.1 Designation applicable to this site, within the built boundary and the Bognor Regis.
- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy AREA2**.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.



Picture – Rear of the building as it exists.

5.0 Design Proposal.

- 5.1 The proposal is to provide a new rear extension to serve the flat to provide a new improved access facilities and a continuation of the flat roof for an open porch.
- 5.2 The extension is located to the rear of the building not really visible from the streetscene.
- 5.3 Materials are brickwork to match existing along with a GRP covered flat roof.
- 5.4 The proposed structure would be in a similar architectural style as other buildings in the area.

6.0 Use

- 6.1 Residential use for the current flat.

7.0 Amount

- 7.1 The new floor space created by the development is 2.1 m².
- 7.2 The external dimensions of the extension are 1.4 x 1.4 metres.

8.0 Site Layout

8.1 The site layout remains unchanged, save for the new extension and flat roof cover.

9.0 Scale

9.1 The scale of the proposed extension is considered appropriate to the surroundings, with the existing house being 3 storeys, the balcony would be subservient in design and retain the original house as the dominant feature of the building.

10.0 Landscaping

10.1 Not applicable.

11.0 Trees

11.1 No trees.

12.0 Appearance

12.1 The appearance of the proposed extension will be sympathetic to the existing building and the local area. The siting will not be overbearing to any adjoining properties nor will they detract from the street-scene in any way.

13.0 Materials

13.1 Face brickwork to match existing and a GRP flat roof covering.

14.0 Access

14.1 Vehicular and Transport Links – there will be no changes to the existing arrangement.

14.2 Inclusive Access – The access arrangements to and within the new extensions will comply with the requirements of Approved Document 'M' to the Building Regulations.

15.0 Sustainability

15.1 All materials will be sourced from a sustainable source where possible and the construction of the extensions will comply with the requirements of Approved Document 'L' of the Building Regulations for energy use.

16.0 Flood Risk

16.1 The area of the site falls in flood Zone 1 according to the Environment Agency website matrix, and as such is located within the area of extreme flood.

16.2 Floor levels will be the same as existing flat.

17.0 Drainage

17.1 Foul water drainage – not applicable.

17.2 Surface water drainage – to discharge into the existing down pipe located at the side of the building. Note that minimal additional rainwater is taken as part of the development.