

DESIGN, PLANNING AND ACCESS STATEMENT FOR CHANGE OF USE FROM DOMESTIC DWELLING TO THERAPY CENTRE WITH 1ST FLOOR FLAT AND SINGLE STOREY EXTENSION AT 206, LONDON ROAD, BOGNOR REGIS.

Introduction:-

This statement is prepared in support and amplification of the planning application for the conversion of the existing dwelling house to form a ground floor Chiropractor Therapy Centre [Use D1] on the ground floor and a domestic flat on the first floor including the demolition of existing garage/store projection and erection of a single storey conservatory style extension on behalf of Mr. & Mrs. I. Ford. Mrs. Ford is a state registered Chiropodist/Podiatrist.

The conversion is to accommodate a move for Mirage presently trading at 11, Linden Road, Bognor Regis to provide improved services and treatments so as to include disabled persons accessibility to the provided services and to meet with upcoming health and hygiene building regulations.

The application site lies to the north of Bognor Regis and to the west of London Road on the corner with East Lake. London Road provides main vehicular and pedestrian access to Bognor Regis Town Centre.

The site is within walking distance of Bognor Regis Town Centre and is located on a principle bus route with a bus stop 50 metres to the south.

Public car parking is available off London Road within a short walking distance.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan. The site is within the defined built-up and settlement areas and is confirmed on the maps provided with the Arun District Plan.

Amount:-

The proposed extension will add an additional 2.59 sq.metres of floor area to the existing footprint of the building.

The ground floor to be used as a Chiropractor Therapy Centre is set out with four treatment rooms providing an area of 53 sq.metres with the new reception room providing 26 sq.metres of floor area.

The proposed 1st floor domestic accommodation provides 65 sq.metres of floor area with a lounge, kitchen, bathroom and two bedrooms.

Layout:-

The ground floor Therapy Unit is accessed through French doors with a disabled ramp off the car parking area into the new Reception area which has direct access to cloakroom facilities to disabled persons standards and requirements.

Access is provided off the reception area through an inner hall to the four treatment rooms.

The access to the domestic accommodation is through the existing front door to a hallway with staircase to the 1st floor. All habitable rooms are accessed from the 1st floor landing.

Landscaping:-

The existing paved drive and lawn is to be replaced with a brick pavior parking area.

Appearance:-

The proposed Reception area with southerly aspects is constructed in upvc and glass with a glass panelled roof.

One 1st floor window is to be added to the front elevation overlooking London Road in the existing 'dummy window' detail of the existing building which is a smooth render and colourwash finish under a part tiled and felt roofs.

Access:-

The existing access is to be widened providing car parking for three vehicles. A bicycle store is to be provided on site. Two roadside visitors permit parking are provided directly outside the dwelling with free on-street parking also available in Richmond Road North within 100 metres of the application site. Public car parking is also available off London Road also within a short walking distance.

The existing detached garage with existing access directly off East Lake is to be retained for use by the domestic 1st floor accommodation.

Conclusion:-

The proposal will provide an upgrade to the proprietor's existing premises expanding its use and providing treatment and access for disabled persons. The proposal is easily accessible from public transport, vehicles and pedestrian means and does not affect the amenities of the local environment.