
Sussex Building Consultancy Limited



Design and Access Statement for

9B Waterloo Square

Bognor Regis

PO21 1TE.

Date : 04 December 2018

Ref : SBS/9BWS/01

Revision :

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1.0 Introduction

- 1.1 The application is for detailed planning approval and Listed Building Consent for a two single storey extension and a single storey porch extension and conversion of the existing two bedroom unit into two 1-Bed self-contained residential apartments.

2.0 Site Description

- 2.1 This is covered in the Heritage Statement by Fiona Webb.

3.0 Planning History.

Pre 1987 history

Reference	Location	Proposal	Type	Status
<u>BR/863/84/L</u>	9a Waterloo Square Bognor Regis	Enclosing balcony to form conservatory and replacing existing ballustrade	Planning	Approve Cond
<u>BR/972/80/B</u>	9 Waterloo Square Bognor Regis	Change of use convert single 3 storey house into two flats	Building	Permitted
<u>BR/972/80/LB</u>	9 Waterloo Square Bognor Regis	Change of use convert single 3 storey house into 2 flats	Planning	Approve Cond
<u>BR/981/84/B</u>	9a Waterloo Square Bognor Regis	Enclosing balcony to form conservatory	Building	Permitted

Post 1987 history

Reference	Location	Applicant	Accepted	Proposal	Type	Status
<u>BR/145/14/BN</u>	9b Waterl		13-06-14	Building Notice	Building Bldg Notice	Accepted

	oo Square Bognor Regis PO21 1TE			for internal alteration s and works to part of pitched roof		
<u>BR/151/92/ L</u>	9B Waterl oo Square Bognor Regis	Mr M Prosins ki	01-07- 92	Applicati on for Listed Building Consent for retention of aluminium casement windows , shutters and porch, and alteration to porch	Planning List Bldg Const	Appeal ed
<u>BR/150/92</u>	9B Waterl oo Square Bognor Regis	Mr M Prosins ki	01-07- 92	Retentio n of aluminium casement windows , shutters and porch and alteration s to porch	Planning Plan Application	

4.0 Planning Policy

- 4.1 Designation applicable to this property, within the built up boundary and The Steyne Conservation Area, the building is also Grade II Listed.
- 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** - Conservation Area.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.

5.0 Design Proposal.

- 5.1 This is covered in the Heritage Statement by Fiona Webb.

6.0 Use

- 6.1 Private Residential use.

7.0 Amount

- 7.1 This is covered in the Heritage Statement by Fiona Webb.

8.0 Site Layout

- 8.1 This is covered in the Heritage Statement by Fiona Webb.

9.0 Scale

- 9.1 This is covered in the Heritage Statement by Fiona Webb.

10.0 Landscaping

- 10.1 This is covered in the Heritage Statement by Fiona Webb.

11.0 Trees

- 11.1 There are no trees involved.

12.0 Appearance

- 12.1 The appearance of the proposed extensions will be sympathetic to the existing house and the special nature of the Aldwick Bay Conservation 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 This is covered in the Heritage Statement by Fiona Webb.

14.0 Access

14.1 This is covered in the Heritage Statement by Fiona Webb.

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 site is located within Flood Zone 1 as indicated on the Environment Agency plans.
16.2 Floor levels will be the same as existing.

17.0 Drainage

17.1 Foul water drainage – new drain runs will be taken to existing private drains which are then taken to the public foul water sewerage system.
17.2 Surface water drainage – to discharge into the existing surface water drainage system which then discharges to the public system.