



**123 LONGFORD ROAD
BOGNOR REGIS
WEST SUSSEX**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR CHANGE OF USE OF SINGLE DWELLINGHOUSE
TO TWO RESIDENTIAL APARTMENTS**

DECEMBER 2018

**Sloane & Brown Ltd
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Woodhorn Lane
Oving Chichester
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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for the change of use of a single dwellinghouse to two residential apartments at 123 Longford Road, Bognor Regis.



123 Longford Road

SITE HISTORY

There is no specific recent planning history relating to 123 Longford Road.

The property has historically been used as a relatively large single dwellinghouse set over three floors.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise the change of use of a large single dwellinghouse to form two residential apartments. The principle (front) elevation will not be altered in any way. There would be very modest changes to both the rear and side elevations together with some internal reconfiguration to suit the proposed new use.

ASSESSMENT OF PHYSICAL CONTEXT

The site is located close to the town centre of Bognor Regis, and surrounding properties are in residential use as both single houses and apartments. The property forms one half of a pair of semi-detached dwellings. The site has direct frontage onto the pavement and has side and rear gardens of modest proportions.

DESIGN SOLUTION

The proposed alterations of the existing building have been suitably designed to provide a fully appropriate external appearance with minimal changes to the existing elevations.

The internal space would be reconfigured slightly to provide 2no. two bedroom apartments.

INVOLVEMENT OF LOCAL INTERESTS

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

SCALE

No form of extension is proposed as part of the proposals and accordingly there would not be any impact on the scale or bulk of the existing premises.

LAYOUT

The general layout and orientation of the existing property would be entirely retained, and existing external access doors used for individual access to each apartment.

FLOOD RISK

The site is not within a Flood Zone as defined on the Environment Agency's flood maps.

AMOUNT OF DEVELOPMENT

The proposals for the new residential apartments comprises the following:

Flat 1	Ground Floor	Entrance hall
	First Floor	WC
		Kitchen
		Sitting Room
	Second Floor	Bedroom 1
		Bedroom 2
		Bathroom
Flat 2	Ground Floor	Entrance Hall
		Bedroom 1
		Bathroom
	First Floor	Kitchen / Sitting Room
		Bedroom 2

Flat 1 would have a gross internal floor area of approximately 79.2m² (852 sq ft) and Flat 2 would have a gross internal floor area of approximately 52.4m² (564 sq ft). Both proposed apartments would have two bedrooms and would be suitable for family occupation.

The existing staircase and front entrance door would be retained and would form part of Flat 1. The existing rear entrance door would form the access for Flat 2. Part of the rear area of the first floor would form part of Flat 2, and a new internal staircase constructed to provide access to this area.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework 2018 (NPPF) is a material consideration in the determination of planning applications. The NPPF makes it clear that saved local plan policies should only be afforded weight relative to their degree of conformity with the NPPF.

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 (February 2014).

Relevant policies from the current ADC Local Plan are as follows:

- Policy D SP1 – Design. The proposals would be of an entirely appropriate design, with minimal alterations to existing elevations. There would only be slight alterations to the existing side and rear elevations of the property.
- Policy SD SP2 – Built-up Area Boundary. The site is located within the defined built-up area.
- Policy D DM1 – Aspects of form and design quality. The proposals should be acceptable in terms of form and design quality as there would be minimal changes.
- Policy D DM2 - Internal space standards.

We accept that proposals for new residential dwellings should ideally comply with 'technical housing standards – nationally described space standard' published by the Department for Communities and Local Government (March 2015). This document stipulates internal space standards and key dimensions for new dwellings. The chart below demonstrates the key standards and whether the proposed scheme complies with these requirements:

Technical Requirement	Proposed – Flat 1	Compliance - Flat 1	Proposed – Flat 2	Compliance - Flat 2
Single bedroom min 7.5m ²	10.2m ²	Yes – second bedroom	8.0m ²	Yes – second bedroom
Single bedroom min 2.15m wide	3.02m	Yes – second bedroom	2.62m	Yes – second bedroom
Double bedroom min 11.5m ²	11.3m ²	No	10.2m ²	No
Double bedroom min 2.75m wide	3.52m	Yes	4.33m	Yes

2 bedroom, 3 person, 2 storey flat min gross internal floor area of 70m ²	79.2m ²	Yes	52.4m ²	No
2 bedroom, 4 person, 2 storey flat min gross internal floor area of 79m ²	79.2m ²	Yes	52.4m ²	No
Built in storage of 2.0m ²	1.6m ²	No	1.5m ²	No

This policy relates to internal space standards and states: *'The planning authority will require internal space to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirement of all occupants and their changing needs. Nationally Described Space Standard will provide guidance.'* Paragraph 13.3.4 of the Local Plan states *'There might be occasions where development schemes cannot comply with all the space standards required (such as the conversion of an existing building, or where compliance with the standards may harm the historic character of a building). Arun District Council will consider these on a case-by-case basis.'* On this occasion, it is not possible for both proposed residential apartments to comply with stipulated space standards due to the limitations and restrictions imposed by the footprint of the existing building and the fact that no form of extension is proposed. It is expected that normal standards could be relaxed slightly on this occasion as stated in paragraph 13.3.4 of the Local Plan.

- Policy D DM4 – Extensions and alterations to existing buildings (residential and non-residential). There would only be slight alterations to the existing side and rear elevations of the property.
- Policy ECC SP2 – Energy and climate change mitigation. Due to the nature and constraints of the site there would not be any scope to provide low carbon energy systems or further measures to promote energy efficiency.
- Policy SD SP1 – Sustainable Development. The site is located in a highly sustainable location very close to Bognor Regis town centre.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, and the Arun Local Plan.

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 close to the town centre and there are good public transport links. Unrestricted on-street parking is available very close to the site.

LANDSCAPING STRATEGY

There would not be any new hard or soft landscaping. No trees will be removed.

LIGHTING ASSESSMENT

There would not be any noticeable increase in light spillage to surrounding areas, and no new window openings will be formed.

BIN STORAGE AND COLLECTION PROVISION

Individual household and recycling bins will be provided for each of the residential apartments, and these will be stored within the external area to the side and rear of the property.

FOUL AND SURFACE WATER DRAINAGE STATEMENT

The existing property connects into the existing mains foul drainage system, and this arrangement would not change. There would not be any changes to the existing surface water drainage.

SUMMARY

The proposal is for the change of use of a single residential dwellinghouse to two residential apartments.



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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