



**15 ELLASDALE ROAD
BOGNOR REGIS
WEST SUSSEX**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR CHANGE OF USE OF SINGLE STOREY AREA FROM C2 TO D1 AND
CONSTRUCTION OF SINGLE STOREY REAR EXTENSION
AND NEW ACCESS RAMP / STEPS**

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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application at 15 Ellasdale Road, Bognor Regis for the change of use of the existing single storey area from C2 to D1 and the construction of a single storey rear extension and new access ramp / steps.

SITE HISTORY

Planning approval has previously been granted (ref BR/237/15/PL) for various extensions, a new fire escape, 2no. rooflights and a new dormer window to the west elevation. More recently, some non-material amendments were agreed (ref BR/112/17/NMA) for repositioning of windows, removal of chimney stacks and various other work and a further amendment agreed to this approval (BR/163/17/PL). This work has now been implemented in full.

The site is in use as a rehabilitation centre with accommodation for residents, and falls within the C2 use class.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise the change of use of the single storey area from C2 use to D1 use, together with the construction of a single storey rear extension and a new access ramp / steps. The single storey area would predominantly be used by residents of the main facility within the wider site, but would also be available for use by non-residents. The facilities would complement and enhance the facilities that are currently available within the main home. The principle (front) elevation will not be altered in any way except for the construction of a new access ramp / steps.

The accommodation within the single storey part of the property will comprise an entrance area, medical room, accessible WC, two counselling rooms, a computer room, store room and a large communal lounge with kitchenette.

These facilities will improve and enhance the range of services that are available from the premises and would be of benefit to both residents and non-residents.

ASSESSMENT OF PHYSICAL CONTEXT

The site is located on the southern side of Ellasdale Road in Bognor Regis. It comprises a large Edwardian house which has been added to in various stages at different times in order to provide additional accommodation to suit the use of the building. Residential flats are located to the west of the site, whilst there are domestic residential properties to other site boundaries.

DESIGN SOLUTION

The proposed single storey rear extension to the existing building would be of an appropriate bulk and scale and would not be visible from the street scene. The eaves line and ridge line would both match the existing part of this property.

The front access ramp / steps is require to enable visitors who are less physically able to easily enter and exit the building.

INVOLVEMENT OF LOCAL INTERESTS

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

SCALE

The extension would be of an entirely appropriate scale and would not be dominant or overbearing. Eaves and ridge lines would align with existing, and the extension would be subservient to the bulk and scale of the main property.

LAYOUT

The internal configuration of the existing single storey wing would be reconfigured to suit the proposed use, and a new access ramp and step constructed to the front.

FLOOD RISK

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

AMOUNT OF DEVELOPMENT

The internal floor area of the property affected by the change of use amounts to 83.8m². The rear extension would comprise an additional 27.3m², resulting in a total internal floor area of 111.1m².

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 with 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. The proposed rear extension would be of an appropriate design which would broadly replicate the existing appearance.
- 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.
- Policy D DM4 – Extensions and alterations to existing buildings (residential and non-residential). The proposed rear extension would be of an appropriate design which would broadly replicate the existing appearance.
- 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 sustainable location within walking distance of 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 would not be any changes to existing parking arrangements. Users of the building would not own cars, and parking spaces would be provided for members of staff only. The site is located close to Bognor Regis town centre where there are good public transport links. Unrestricted on-street parking is available 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. The extension would include some rooflights, and these would be fitted with blinds.

BIN STORAGE AND COLLECTION PROVISION

There is currently a bin storage area within the rear garden, and this will not be altered or affected by the proposals.

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 the existing single storey area from C2 to D1 and the construction of a single storey rear extension and new access ramp / steps.

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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