

PLANNING, HERITAGE, AND DESIGN AND ACCESS STATEMENT

Prepared by R&R Design Studio on behalf of Annandale Developments

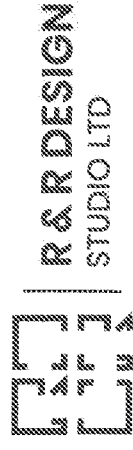
For the proposed change of use from C3 Dwellinghouses to Sui generis (houses in multiple occupation) including internal and minor external alterations at:

86 ANNANDALE AVENUE,
BOGNOR REGIS,
WEST SUSSEX,
PO21 2EX

R&R Design Studio Ltd



6 Kipling House, Newlands Avenue,
Waterlooville, Hants. PO7 5FY



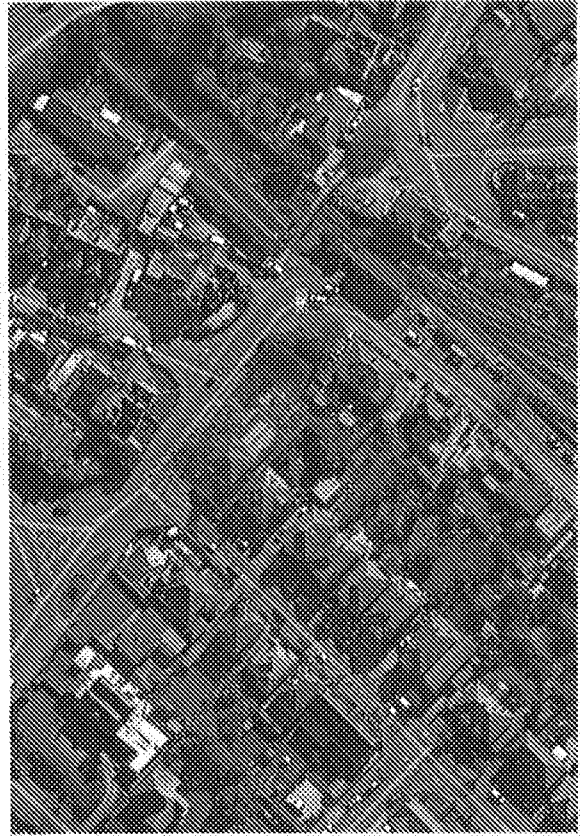
- The application site is located within an established residential area of Bognor Regis. The land identified for the proposal consists of an existing two storey detached building divided into 4 no. self-contained flats.
- The site has an area of 898 square metres (0.22 Acre).



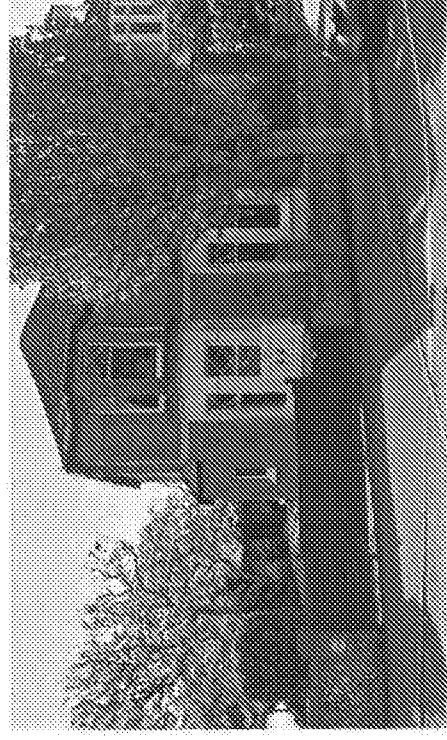
Existing Location Plan

THE CHARACTER OF THE AREA AND LOCAL CONTEXT

- The existing property is surrounded on three sides by roads – Annandale Avenue to the West and Chichester Road to the North and East. Despite this, the property is not prominent in the street scene with the exception of its front facade.
- It is located within the built-up area boundary. The property is within easy walking distance of Bognor town centre and the railway station and the frequent 700 Coastline bus service runs along Chichester Road.
- It is therefore a highly sustainable location where residents do not need to be reliant on a private car.
- Below is a selection of images of 86 Annandale Avenue and the immediate surrounding area:



Aerial view of site



1. Property frontage

RELEVANT PLANNING HISTORY

- December 2019 – Planning Reference BR/231/19/PL

Proposal – Erection of first floor rear extension to provide 1 No. 2 bed flat (resubmission following BR/317/18/PL).

Decision – Grant permission.

Status - Approved development, currently being implemented.

- June 2017 – Planning Reference BR/74/17/PL

Proposal – Conversion of the ground floor to create 2 No. self-contained flats.

Decision – Grant permission.

Status - Approved development, implemented.

- March 2003 – Planning Reference BR/102/03

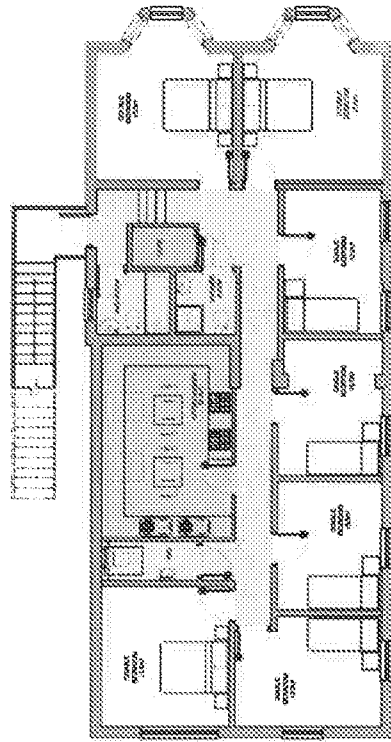
Proposal – Conversion of 1st floor into self-contained flat together with ground floor classroom & toilet extension to child day nursery

Decision – Grant permission.

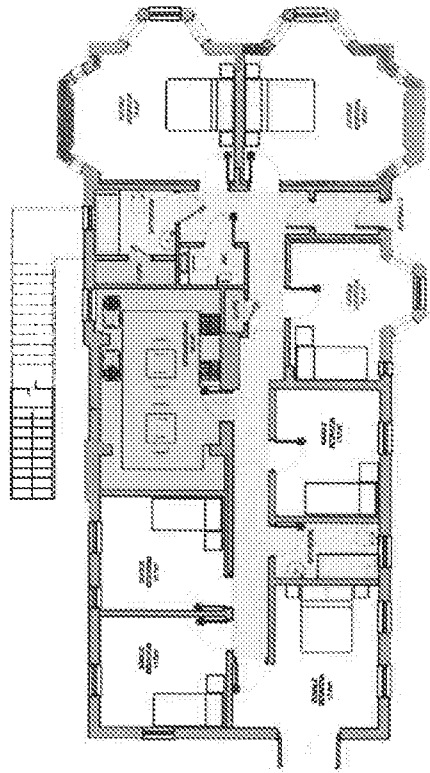
Status - Approved development, implemented.

THE PROPOSAL

- Planning permission is sought for the change of use from usage class C3 Dwellinghouses to Sui generis (houses in multiple occupation). The proposal seeks to convert the existing detached building that currently contains four self-contained flats into a house in multiple occupation with an occupancy of twenty persons.



Proposed First Floor Layout
10-person occupancy



Proposed Ground Floor Layout
10-person occupancy

- **Development Objectives**

- To provide much needed affordable accommodation in a sustainable location, particularly for young or single people and those with low incomes.
- To provide the most efficient use of the site whilst ensuring that unacceptable harm to the amenity of the of the neighbouring properties is not compromised as a result of the development.
- Proposed accommodation to provide good standards of residential amenity to the occupants by providing quality outdoor space and efficient interior layouts.

- **Residential Amenity**

- The property has a large garden to the rear which will be accessible to all residents.

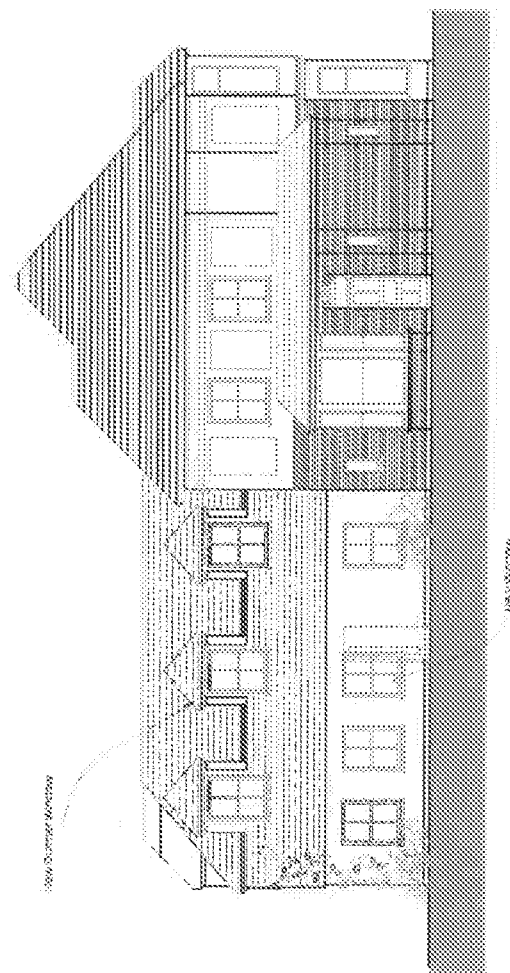
TRANSPORT AND ACCESS

- The proposed scheme has been developed with transport in mind. The main elements addressed are as follows:
 - All new dwellings to be provided with secure cycle storage.
 - The Ground Floor communal entrance will have level access in accordance with ADM of the building regulations.
 - The First-Floor communal entrance will be accessed via an ADM compliant external staircase.
 - The property is located within the built-up area boundary. The property is within easy walking distance of Bognor town centre and the railway station and the frequent 700 Coastline bus service runs along Chichester Road.
 - The property is therefore in a highly sustainable location where residents do not need to be reliant on a private car.

HERITAGE STATEMENT

- No. 86 Annandale Avenue is a locally designated building of character. As such policy HER DM2 is relevant and states that alterations or extension of the building character will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. Also, that features of such buildings which contribute to these interests will be preserved.
- Paragraph 189 of the national planning policy framework (NPPF) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Para 190 then requires that local planning authorities identify and assess the particular significance of the heritage asset that may be affected by a proposal. It is then necessary to consider the level of harm associated with the proposal and if there is 'less than substantial harm' or 'substantial harm' it is necessary to assess the level of public benefit (paragraphs 192-196).
- The property is a detached two storey corner property with a double, full height bay frontage. It has a mixture of light brown/orange brick, grey render with darker brick decorative detailing at first floor. The lower half of the front bays are contrasting white painted render which echoes the white painted render.

It is concluded that proposed scheme will not have a detrimental effect on the buildings aesthetic as only minor alterations are proposed to the building envelope with the addition of a new dormer window to the first floor.



Proposed North Elevation

SUSTAINABILITY

- Efficient Design

The proposed scheme is designed to exceed current building regulation standards whenever practicable in order to make the building as energy efficient as possible. The methods implemented will be as follows:

- Additional levels of insulation
- Dual flush WC's
- Flow restricting taps
- High rated doors and windows
- Low energy lighting
- Effective passive ventilation

REFUSE STRATEGY

To enhance the general appearance of the development the property will have dedicated areas out of sight of the road for the storage of general waste and recycling bins, to ensure a prominent level of recycling and overall reduction of waste throughout the development.

CONCLUSION

It is considered that the proposed development would be acceptable in principle and makes effective use of the site. The proposed design complies with the policies of the local plan and with the principles set out in the National Policy Framework. The design proposals have taken into account any impact on neighbouring dwellings.