

DESIGN AND ACCESS STATEMENT

for

**The extension of previously permitted and
implemented scheme for 24 flats to add a
further 2 bedrooms and 2 bathrooms to units
23&24.**

Conducted by

Regent Property Holdings Ltd

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Proposal

The proposal is for the addition of 2 bedrooms and 2 bathrooms to the 5th floor of the previously permitted and implemented scheme.

Use

(All references to use are under the 1987 Use Class Order Act)

The last known use was a Sainsbury's on ground floor with the upper floors being ancillary areas including but not limited to: staff offices/canteen/changing facilities/storage and distribution. The upper floors have been vacant for circa 15 years.

Planning Policy

Provided no other policy precluded development, Local Plan policy seeks to encourage the regeneration of Bognor Regis and the use of vacant land / floor areas to become residential to meet the housing need.

We submit that no other policy precludes extension to the previously permitted schemes.

Amount

Floor Space: (sqft = Square Feet / sqm = Square Metres)

The 2 new bedrooms and 2 new bathrooms occupy an approximate floor area of 20sqm which is considered immaterial in the context of a building of 24 flats comprising a floor area of around 1,200 sqm.

The application site represents approximately **0.1 hectare**.

The application site falls in the centre of Bognor Regis town centre and, as such, would be able to provide future residents with simple and easy access to the shops and convenience stores on the high street. With no allocation for parking, the application site would encourage the use of bicycles and more sustainable forms of transport as highlighted in Planning Policy Guidance 13, Transport. With Bognor Regis train station and the local bus routes a short walk from the application site future residents would have easy access to all forms of transport.

Layout

The new bedrooms and bathrooms are accessed via private stair cases from the previously permitted flats.

The new bedrooms have large attractive roof terraces encouraging outdoor living, green spaces and natural light.
There is also a communal staircase and lift to the top floor to enable safe escape route in the event of emergency and access for the less able.
No windows face towards neighbouring property.
The terraces are stepped back from the floors below so any overlooking from terraces is minimised.

Landscaping

The large bright new terraces will provide private sensory gardens allowing the residents of the top 2 floors to enjoy a special place for rest and relaxation. The large terraces will serve to soften any perceived impact the development may have.

Scale

The proposed additions are some 20m in distance from any neighbours so little influence will be had over the building and its relationship with surrounding buildings.
The scale of the proposal is immaterial in context of the block as a whole and we submit it will be hard to even see the proposal. It serves to add around 2.4m in height.

Appearance

The proposal is designed to match the materials previously permitted under the implemented schemes.

Access

The application site falls in the heart of Bognor Regis town centre only a short walk to the train station, bus routes, hospital, library, employment and shops. As such complies with the recommendations set out in all planning policy documents encouraging sustainable development in sustainable locations.

Conclusion

It is hoped that the Local Authority will be able to determine this application as swiftly as possible based on the reasons explained in this statement. However, should the Local Authority, Statutory Consultees or members of the public have any problems or queries relating to the application, we would be pleased to hear from you as soon as possible.

Please contact Regent Property Holdings Ltd

