

Planning Statement:

Change of Use to House in multiple occupation: Reaston 20 Nyewood Lane, Bognor Regis, West Sussex PO21

Design and Accessibility Statement

The proposals are for change of use from a detached residential house to a house in multiple occupation. The context of the external elevations remains unchanged. The change of use will not affect the amenity of the location and will achieve high quality in design.

Assessment and Physical Context

The property is located on the east side of Nyewood Lane, close to the junction with Stocker Road. The property is a C 1930s, two storey house, with west facing front elevation. The frontage is laid out for on site car parking, including vehicle access along the south side of the building. The rear garden is laid out to lawn with mature shrubs in borders. The garage structure is within the curtilage of the adjacent nursing home.

Social, Economic and Planning context.

The change of use will provide accommodation for three double and two single rooms, split over ground and first floor, some with ensuite bathroom facilities. There is a common bathroom at first floor. A common kitchen, dining room and lounge are provided at ground floor.

Involvement of Local Interests

Not Applicable

Evaluation and Design Principles.

The building is a two storey, plain tile roof with textured render finish walls. Door and window openings to elevations remain unchanged, with the exception of replacement of single glazed door and window frames in the same opening format.

Amount of Development

No extensions or increase in floor area.

Layout

As described on the accompanying drawings, the building has an attractive character in a mature garden setting that compliments the vernacular street scene.

Scale

No change

Landscaping

Existing mature rear garden planting.

Appearance

No change.

Access

Access for ambulant persons with disabilities is via the front entrance, wheel chair users can be accommodated should the requirement arise, existing hard surface forecourt links the site to local town and distributor roads and local services.

Wheel Bin storage area on the front forecourt.

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Flood risk

No change. The attached Environment Agency "flood map for planning" records the property is in flood zone 1, an area with a low probability of flooding. The site area is less than 1 hectare, where a flood risk assessment is not required.

Drainage Statement

Existing foul water connection. No change.

Surface Water drainage to existing. No change.

Land contamination assessment

Not applicable

Biodiversity

A walk over survey was conducted and no visible evidence was present for Protected Species referred to in the Biodiversity check list. No alterations are proposed to the external fabric of the building.

In mitigation of biodiversity net gain, a proprietary bat box and or bird nesting box to be built into the existing eaves, high level on north facing elevation.

Climate change

The existing building will have upgraded thermal elements, together with replacement heating system to enhance efficiency and maintain the required standards, openings will be draft sealed to minimise heat loss.

Arun Standards for House in multiple occupation

The property will adopt the standards of the approved document, in compliance with room sizes, sanitary accommodation and facilities together with ancillary appliances, amenities and mains services. Gas and Electric Safety and Energy performance Certificates will be obtained and renewed.

HMO Fire Safety

Fire safety solutions to be based on the level of risk at the property and recommendations within LACoRs Housing Fire Safety national guidance. Fire Safety Risk Assessment to be prepared and reviewed annually.

Fire Detection and alarm system to be automatic. Testing and record logs to be maintained for inspection.

Pagham Harbour Access Management Agreement.

Our clients will undertake to contribute to the agreement, with associated legal fees, based on one additional unit.