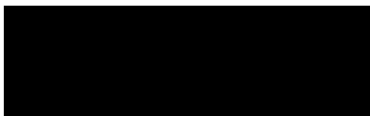


PLANNING STATEMENT

83 ALDWICK ROAD, BOGNOR REGIS



Whaleback Planning & Design
91 Boundary Road
Hove BN3 7GA



Site	83 Aldwick Road, Bognor Regis, PO21 2NW
Project	External alterations associated with the partial change of use of the ground floor to one flat (change of use sought under separate application for Prior Approval)
Applicant	83 Aldwick Road Ltd
Our Ref	W2224-d
Date	March 2022
Version	20220325

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Introduction

1. Whaleback Planning & Design is instructed by the applicant to prepare and submit a planning application for minor external alterations to 83 Aldwick Road, Bognor Regis. These alterations are sought in association with the partial change of use of the ground floors to one self-contained flats - the change of use is sought under a separate application for Prior Approval. These two applications should be considered in conjunction with one another.
2. This Planning Statement describes the application site and its surroundings, the development proposal, the planning history of the site and the relevant planning policy framework. A planning appraisal is provided to consider the merits of the application followed by a conclusion.

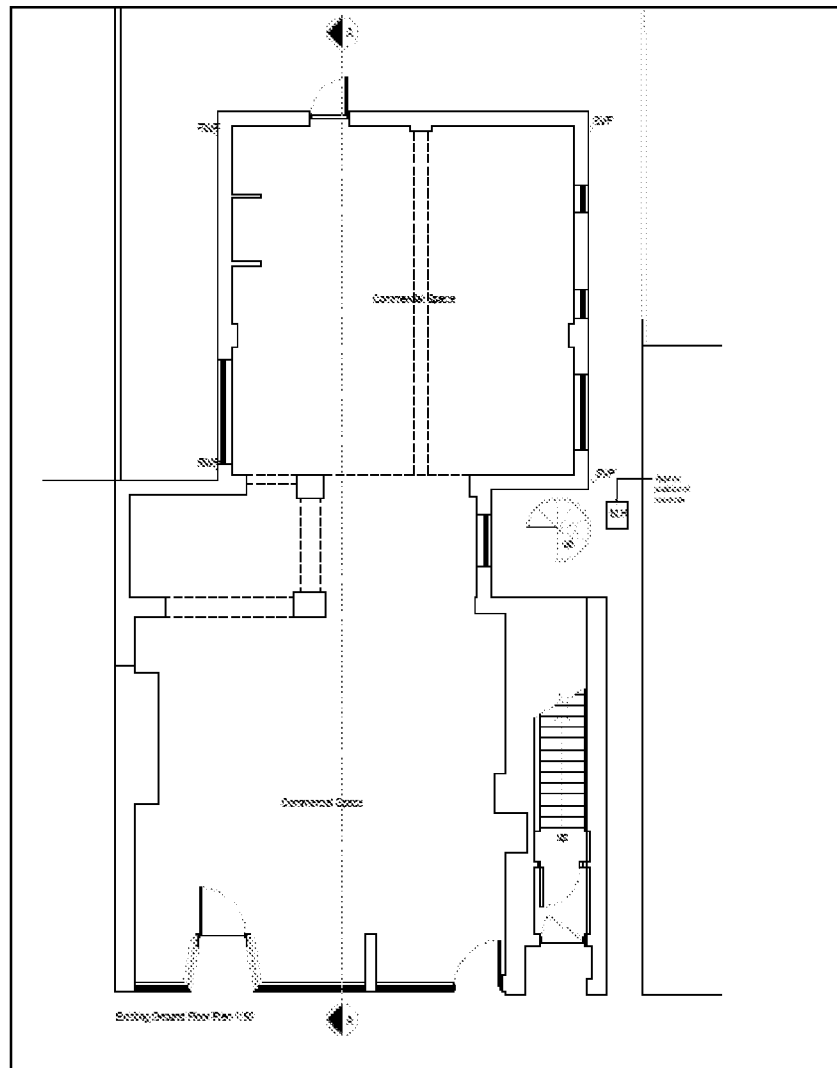
Site and Surroundings

3. The application site is situated on the southern side of Aldwick Road, a road which leads out from the western side of central Bognor Regis.



Site location plan.

4. The property comprises a commercial unit (Use Class E) at ground floor level, and a 5-bedroom HMO at first floor level (Use Class C4). The ground floor level has an internal floor area of 137 sqm and includes a W.C to its south-west corner



Existing Ground Floor – 83 Aldwick Road

5. The main building is a two-storey structure with a gable-ended pitched roof. To the rear of the building there is a sizeable two storey rear addition with flat roof and a link structure between the main building and the addition.



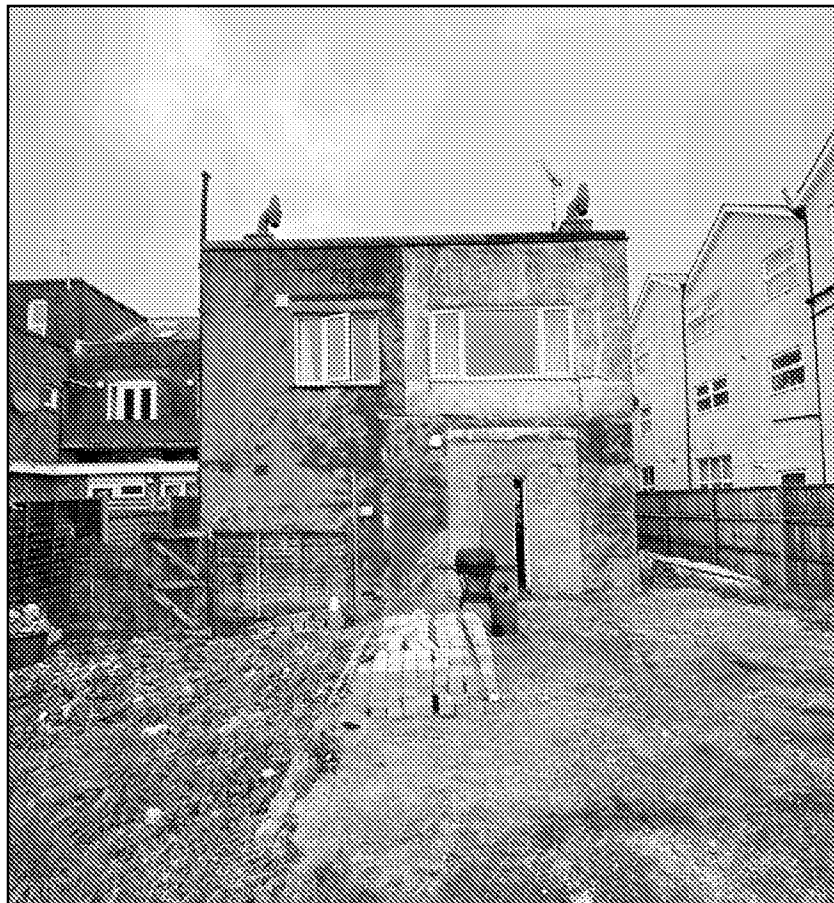
Existing Elevations



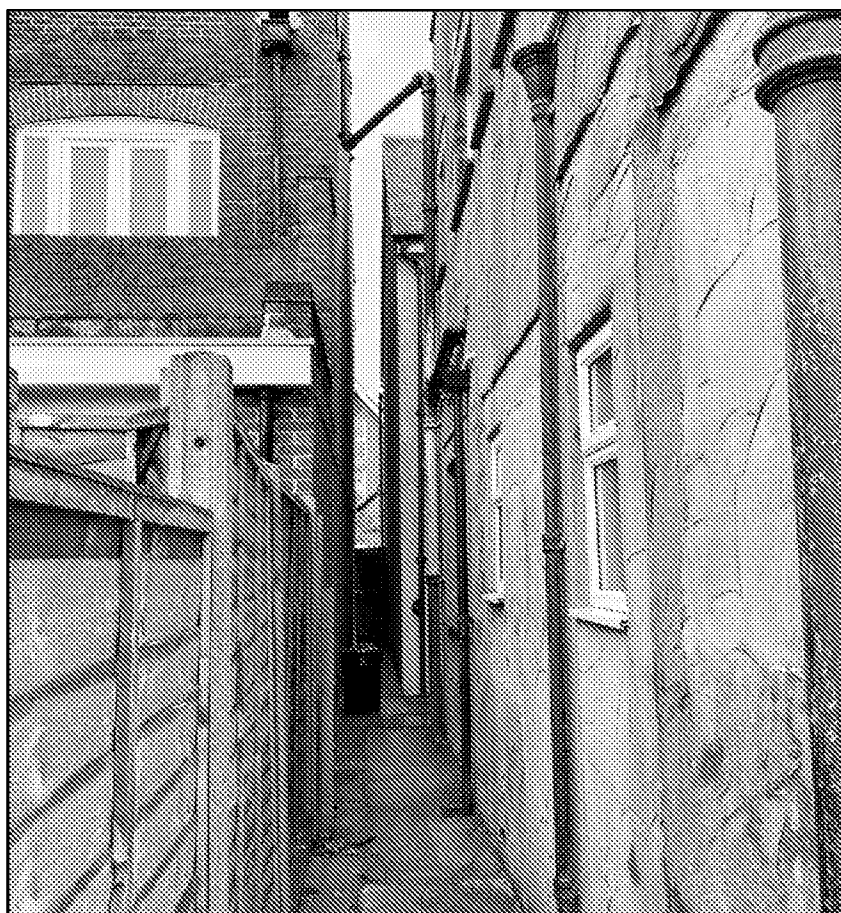
Existing Front Elevation



Existing Side Return / Eastern Side Elevation



Existing Rear Elevation of Two-Storey Addition



Existing Western Side Elevation

Development Proposal

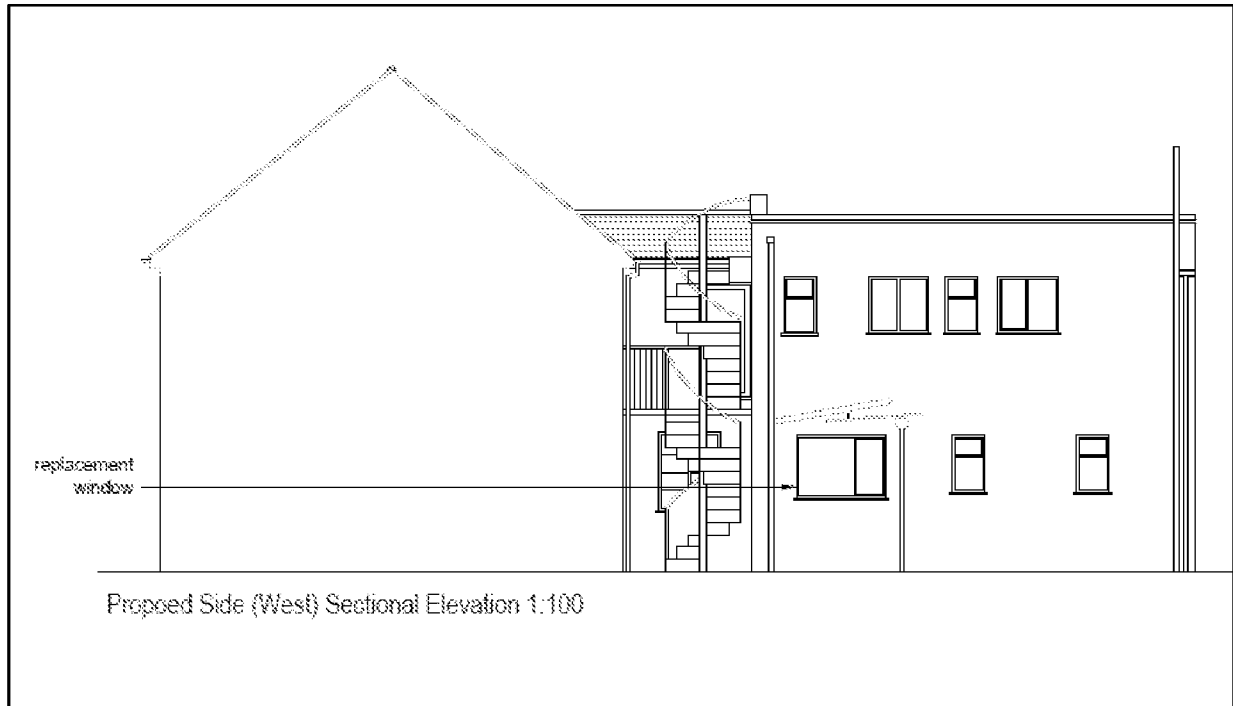
6. As set out above, this application seeks planning permission for minor external alterations to 83 Aldwick Road, Bognor Regis. These alterations are sought in association with the change of use of the upper floors to two self-contained flats, the change of use is sought under a separate application for Prior Approval. These two applications should be considered in conjunction with one another.
7. The proposed minor external alterations to the property comprise:
 - Replacement windows to the western and eastern side elevations;
 - Installation of glazed French doors and windows to southern rear elevation;
 - Installation of window at end of eastern side return;
 - Installation of bicycle and refuse / recycling store within rear garden.



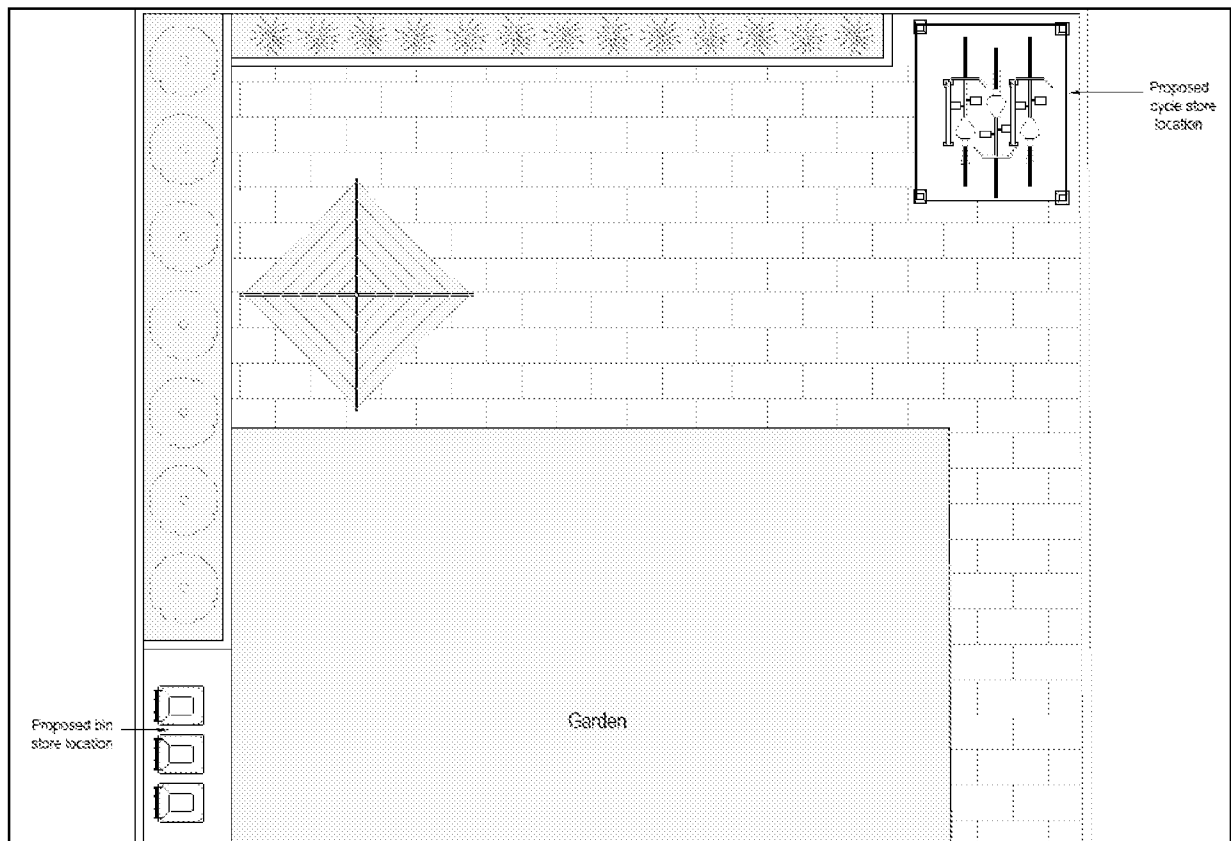
Proposed Rear Elevation



Proposed Eastern Side Elevation



Proposed Western Side Elevation



Proposed Cycle and Refuse / Recycling Store and refuse and recycling

Relevant Planning History

8. **BR/4/22/PL:** Enlargement of existing HMO (Sui Generis). Single storey rear extension, rear roof dormer, front and rear rooflights. Refused 03/03/2022.
9. **BR/79/21/PL:** Rear extensions and loft conversion to form enlarged HMO (Sui Generis). Refused 18/05/2021.
10. **BR/206/19/PL:** Extensions & alterations to shop & HMO to reduce shop & form 8no. self-contained flats. Withdrawn 06/11/2019.
11. **BR/34/11:** Change of use from first floor offices (B1) to residential flat (C3). Approved 30/03/2011.
12. **BR/171/50/B:** Use of first floor as professional offices. Approved 26/03/1959.

Planning Policy Framework

13. Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.

National Planning Policy Framework

14. A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking, defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
15. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment.
16. For decision-taking this means approving applications that accord with up-to-date policies without delay; or where policies are absent, silent or out-of-date, granting permission unless the Framework provides clear reasons for refusing a proposal in a particular location or any adverse impacts of permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Arun Local Plan (2018)

17. Policies of the Arun Local Plan (2018) relevant to the application proposal are as follows:
 - Policy SD SPI Sustainable Development
 - Policy D SPI Design
 - Policy D DM1 Aspects of Form and Design Quality
 - Policy D DM4 Extensions and Alterations to Existing Buildings

Planning Appraisal

Design / Visual Impact

18. The proposed fenestration comprises two new windows and double door to the southern elevation of the property and replacement windows to either side elevation, all at ground floor level. The windows would be of similar style and proportions to the existing windows and would be finished in white uPVC to match other windows to the rear. The proposed windows would result in an appropriate appearance.
19. The cycle storage and refuse / recycle storage would be discreetly located to the rear of the building within the existing rear service yard and would be screened from view by the timber panelled fencing to the rear.
20. Overall, the scheme proposes modest and sympathetic additions, which would be in keeping with the character of the main building and those to either side. Furthermore, the works would be confined to discreet locations and the principal elevation and shopfront on Aldwick Road would not be altered. The development therefore accords with Policies D DM1 and D DM4.

Neighbouring Amenity

21. The proposed fenestration would direct views towards the existing service yard or boundary treatment and there would be no loss of privacy to neighbouring occupiers.
22. Overall, the works proposed would be modest additions to the property and would not result in any overshadowing or loss of outlook. The proposal is therefore acceptable in amenity terms, in accordance with Policies D DM1 and QE SPI.

Conclusion

23. The proposed development would deliver the refurbishment and improvement of the existing building in a sympathetic manner. The proposed works have been designed sympathetically and are discreetly located to avoid harm to the visual amenity of the building.
24. No harm to neighbouring amenity would occur as a result of the proposed works.
25. It is therefore respectfully requested that Planning permission be granted without undue delay.

Engagement with the Local Planning Authority

26. This planning statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to Whaleback Ltd via the contact details set out below.

Whaleback Planning & Design

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