

PLANNING, DESIGN & ACCESS STATEMENT

MAY 2026

63 ANNANDALE AVENUE
BOGNOR REGIS
PO21 2ET

1	INTRODUCTION	3
2	SITE DESCRIPTION	3
3	PLANNING HISTORY	5
4	PROPOSED DEVELOPMENT	6
5	PLANNING POLICY	7
6	BIODIVERSITY ENHANCEMENT	9
7	ENERGY EFFICIENCY	10
8	CONCLUSION	11

1. INTRODUCTION

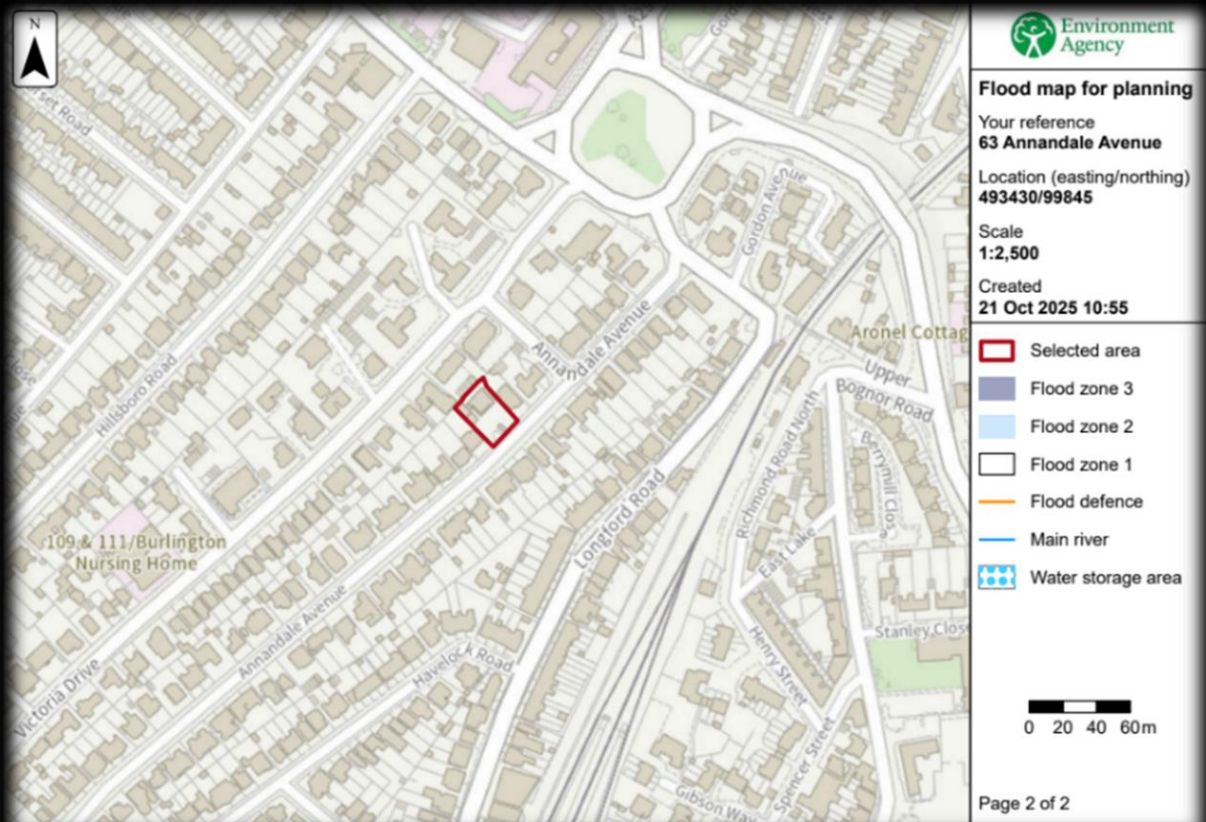
- 1.1.** Well Planned Ltd have been instructed to submit an application for planning permission to Arun District Council (the LPA) with regard to the redevelopment of land known as 63 Annandale Avenue.
- 1.2.** The proposed development comprises demolition of the existing dwellinghouse and associated buildings, and the construction of a three-storey building comprising 9no. self-contained flats, with associated landscaping, refuse storage, bicycle storage, and parking spaces.
- 1.3.** Well Planned offer a range of planning services and look to work proactively with clients, architects, and LPAs to secure an acceptable development without the requirement for any major deviations from the submitted plans.
- 1.4.** The submitted application comprises:
 - Application Form
 - Planning Fee - £5, 490.00 + £91.00 Planning Portal service charge
 - ANN_PL_001 Rev D - Existing Location/Site Plan
 - ANN_PL_002 Rev D - Proposed Block Plan
 - ANN_PL_003 Rev D - Proposed Floor Plans
 - ANN_PL_004 Rev D - Proposed Elevations
 - ANN_PL_005 Rev D - Proposed Streetscene
 - ANN_PL_006 Rev D - Existing Elevations
 - ANN_PL_007 Rev D - Topographical Survey
 - ANN_PL_008 Rev D - Proposed Store Elevations
 - 8050 – Accommodation Schedule
 - Parking Stress Survey Report by Alpha Parking Ltd
 - Preliminary Ecological Appraisal by Gradwell Group
 - Drainage details by Drain Detectives:
 - Report
 - Summary
 - Site Plan
 - Survey report - Guide
 - Planning, Design, and Access Statement (this document) incorporating Biodiversity Statement and Energy Efficiency Statement

2. SITE DESCRIPTION

- 2.1.** The application site comprises a two storey, four-bedroom, detached dwelling with associated outbuildings, on Annadale Avenue, close to the junction with Chichester Road.
- 2.2.** The existing property has a footprint of around 117m², on a plot of land of 720m².
- 2.3.** The property is of brick-built construction with a rendered finish and red tiled roof. It is an unusually designed dwelling for the area, resembling a farmhouse bungalow, with side facing dormer windows facilitating the accommodation within the roofspace, and a veranda encompassing the ground floor. The property also benefits from a large garage/workshop to the western side of the plot.



- 2.4.** Also, somewhat unusual for the locality, the existing dwelling is set back at the rear of the plot, almost directly backing onto the garage block at the rear of Cobnor Court at 116 Victoria Drive.
- 2.5.** The existing property is in a poor state of repair, with an EPC rating of D. Given the substantial work that would be required to improve the building, coupled with its inappropriate setting on the plot, it is considered that a rebuild is the most viable option.
- 2.6.** The surrounding locality is predominantly residential in nature. Typically, the neighbouring properties comprise detached and semi-detached dwellings, with a wide variety of architectural styles.
- 2.7.** According to the governments flood map for planning purposes, the site is located within Flood Zone 1, a site with a low probability of flooding from rivers or seas. The same mapping service confirms the property is not at risk from surface water flooding, is not in a critical drainage area, and is not expected to be at risk from flooding over the next 100 years. The nearest area at risk from flooding is located approximately 270 metres to the east.



- 2.8.** Although a visually interesting building, the property is not listed, featured on the LPAs local list of buildings, or situated in a Conservation Area. Whilst the proposed development has been designed to be sympathetic with the existing building and surrounding context, it is not considered that the location or development is likely to bear any impact on any nearby heritage assets, the closest of which are listed in the table below.

TYPE	NAME	LOCATION
CONSERVATION AREA	BOGNOR REGIS RAILWAY STATION	285M SOUTH
CONSERVATION AREA	UPPER BOGNOR ROAD AND MEAD LANE	400M SOUTH EAST
GRADE II LISTED BUILDING	PRIMROSE COTTAGE AND ROSE COTTAGE	305M NORTH
GRADE II LISTED BUILDING	CHURCHYARD WALL OF ST MARY MAGDALEN	320M NORTH
GRADE II LISTED BUILDING	RAILWAY STATION	400M SOUTH

- 2.9.** The property is considered to be in a sustainable area with good links to public transport and local amenities. The location has a Walk Score of 91, summarised as a ‘walkers paradise’ where daily errands do not require the use of a car.
- 2.10.** The governments new Connectivity Tool reveals the following results for the site, with a score of 100 being the best possible level of connectivity:

DESTINATION TYPE	SCORE BY WALKING	SCORE BY CYCLING	SCORE BY DRIVING	SCORE BY PUBLIC TRANSPORT
SHOPPING	85	89	96	90
WORKPLACES	54	57	71	57
LEISURE	83	88	94	82
EDUCATION	66	78	84	76
HEALTH	88	84	90	86
RESIDENTIAL	74	69	80	62

- 2.11.** As well as being around 10 minutes from the train station, there are also a number of bus stops within a short walking distance.
- 2.12.** The seafront and pier are within 20 minutes, with the main shopping precinct also within the same distance.

3. PLANNING HISTORY

- 3.1.** According to the LPAs online register of historic planning applications, the following history exists for the site. The information online is limited, so it is not possible to determine which have been implemented.
- BR/410/71 – Detached house and garage – approved August 27th 1971
 - BR/470/71 – Garage – Approved October 7th 1971
 - BR/840/82 – Change of use from private dwellinghouse to rest home – Refused November 24th 1982
 - BR/73/94 - Proposed single storey extension to garage at rear of dwelling to form workshop – Approved May 5th 1994
- 3.2.** There are also a number of applications relating to the land adjacent to the property, however without access to documentation it is unclear whether any bear relevance.

PRE-APPLICATION ADVICE

- 3.3.** Pre-application advice was sought from the LPA, for the same proposal, and a response was given in December 2025, which has informed the formal submission. The officer comments can be summarised as follows:
- The proposal is sustainably located and falls within the built-up area boundary. Therefore, the principle of development of this site is considered acceptable as per para 11 of the NPPF but must be weighed up against the resultant harm of the proposal in regard to other material planning considerations.

- This layout would be similar to neighbouring properties and would make a more efficient use of the space, providing a private amenity space to the rear which is not achieved in its current form.
- The design appears appropriate and attempts to replicate pairs of semi-detached dwellings present in the vicinity.
- The proposed development is not likely to result in harm upon the character of the area and would comply with ALP policy D DM1 and D SP1 and the ADG.
- It is unlikely to give rise to adverse overbearing or overshadowing.
- The proposal may reduce the overshadowing impact that is currently experienced upon the neighbouring property to the northeast (63a). The existing dwelling runs along the boundary of the neighbouring rear garden and with the building being relocated to the front of the site, this is likely to result in an improvement.
- The site is in the built-up area boundary and the principle of residential development on the site is acceptable subject to compliance with relevant development plan policies.
- Should an application for planning permission be submitted it would likely be approved subject to compliance with the policies identified and the Pagham Harbour and infrastructure contributions being addressed. The proposal represents a development that is in a sustainable location and would make some contribution towards housing supply in the district.

4. PROPOSED DEVELOPMENT

4.1. It is proposed to demolish the existing dwellinghouse and erect a building of similar scale, which will comprise 9no. 1 bedroom/1 person self-contained flats.

4.2. DESIGN

4.2.1. The building design takes into account the nature of the existing building, along with visual interest noticed on other dwellings in the vicinity. Symmetry is employed as much as possible, and the intention is for the building to fit seamlessly into the established environment.

4.2.2. Fenestration will be only front or rear facing, mitigating any risk of overlooking to neighbouring properties.

4.3. ACCESS

4.3.1. Pedestrian and vehicular access will remain as existing, from Annandale Avenue. Access to the bike store and rear garden is obtained via side access.

4.3.2. Each ground floor flat will benefit from exclusive access points from either the front or side elevations.

4.3.3. Access to the upper floor flats will be achieved via a central circulation core and staircase, accessed from the front.

4.4. LAYOUT

4.4.1. All flats have been designed to be consistent in size and layout, with symmetry on each floor mostly achieved.

4.4.2. With regard to the plot layout – the building is proposed to fall in line with other properties on Annadale Avenue, forming a uniform building line as opposed to the set-back nature of the existing dwelling, which is not in keeping with the general character of the area. This also allows for meaningful outdoor amenity for communal use.

4.5. SCALE

4.5.1. As well as considering the mutual building line, the design of the building allows for three storeys without appearing excessively bulky, due to the efficient use of the roofspace. Careful consideration has been taken to ensure the height of the building is similar to that of surrounding properties, and overall, the footprint of the building will not be significantly different to that of the existing, albeit in a better location.

- 4.6. All flats will contain a bedroom, bathroom, and open plan living room and kitchen.
- 4.7. All habitable rooms will benefit from natural light, outlook, and ventilation.
- 4.8. The ground floor will comprise three flats and an integral store for caretaker purposes, the first floor will contain four flats, and two flats will be situated on the second floor.
- 4.9. To the front of the building will be 3no. car parking spaces, all of which will be capable of charging electric vehicles.
- 4.10. A secure area has been designated for the storage of the required number of bins.

5. PLANNING POLICY

5.1. Along with the aims and objectives of the NPPF (2024), relevant policies from the Arun Local Plan 2011-2031 have been considered. Relevant matters include:

- **SD SP1 SUSTAINABLE DEVELOPMENT**

The proposal represents sustainable development by:

- Reusing a previously developed residential site
- Providing additional housing
- Supporting efficient land use and infrastructure

- **POLICY SD SP2 – THE BUILT-UP AREA BOUNDARY**

The site lies within the BUAB where residential development is acceptable in principle.

The proposal:

- Reinforces the residential use of the site
- Does not result in encroachment into the countryside

- **POLICY D SP1 – DESIGN**

This policy requires development to achieve high-quality design that respects local character.

The proposal responds by:

- Reflecting the established building line and plot rhythm
- Using materials consistent with the surrounding area
- Providing a balanced and proportionate three-storey form
- Ensuring visual coherence within the street scene

- **POLICY D DM1 – ASPECTS OF FORM AND DESIGN QUALITY**

The scheme meets this policy by:

- Creating a coherent and legible layout
- Providing active frontages onto Annandale Avenue
- Incorporating high-quality materials and detailing
- Delivering a development that integrates with its surroundings

The development:

- Respects the prevailing urban grain
- Introduces a modest increase in scale that reflects nearby development
- Maintains appropriate spacing to boundaries
- Preserves the character of the area while optimising site potential

The proposal ensures no unacceptable impact on neighbouring amenity through:

- Careful window placement to avoid overlooking
- Appropriate separation distances
- Controlled building height and massing
- Management of noise and disturbance

Future occupiers benefit from:

- Adequate daylight and outlook

- Functional internal layouts
- Access to amenity space
- **POLICY T SP1 – TRANSPORT AND DEVELOPMENT**

The site is sustainably located with access to:

- Public transport routes
- Local services and facilities

The development:

- Promotes sustainable transport choices
- Includes cycle storage provision

The scale of development is not considered to generate severe transport impacts.

- Safe access is provided
- Traffic generation is appropriate for the location

- **PARKING STANDARDS SPD**

The proposal includes some on-site parking. Whilst there is a shortfall against the Arun Parking Standards, a Parking Stress Survey has been undertaken to confirm on-street capacity exists.

The parking provision promotes use of low emission fuel (electricity) as well as cycling. Located in a sustainable area, there is close access to public transport, and the proposal does not pose any risk to the existing highways network.

- **POLICY D DM2 INTERNAL SPACE STANDARDS**

The Nationally Described Space Standards (NDDS) clearly sets out the space standards required for, in this case, 1 bedroom/1 person dwellings. Comparison is detailed in the table below.

DWELLING	NDDS	PROVIDED
Flat 1	39m ²	43m ²
Flat 2	39m ²	44m ²
Flat 3	39m ²	45m ²
Flat 4	39m ²	42m ²
Flat 5	39m ²	43m ²
Flat 6	39m ²	43m ²
Flat 7	39m ²	43m ²
Flat 8	39m ²	44m ²
Flat 9	39m ²	45m ²
Caretaker Store	n/a	27m ²

- **POLICY H DM1 HOUSING MIX**

The proposal provides a good number of dwellings within a building that does not resemble the commonly expected image of a block of flats, contributing to the mix of dwelling types and sizes.

- **POLICY W SP1 WATER**

As a new building, water efficiency measures will be installed in line with paragraph 36(2)b of the Building Regulations (2010) (as amended).

- **POLICY WM DM1 WASTE MANAGEMENT**

Communal refuse facilities will be provided in a location enabling kerbside collection.

6. BIODIVERSITY ENHANCEMENT

- 6.1.** The site comprises a previously developed residential plot comprising mostly hardstanding and built surfaces. A single tree and hedgerow exist on site, though these are considered to be of low ecological value, with minimal structural diversity and limited capacity to support notable or protected species.
- 6.2.** There are no statutory designated sites within or directly adjacent to the site.
- 6.3.** Arun District Council requires development proposals to:
 - Avoid harm to biodiversity where possible
 - Provide measurable biodiversity enhancements
 - Incorporate features such as bat and bird boxes, and native planting
- 6.4.** In line with Arun District Council's expectation for clearly defined, deliverable measures, the following enhancements are proposed:
 - Integrated Bird Nesting Features
 - Integrated bird boxes (e.g. swift bricks or sparrow terraces)
 - Installed within the external walls of the building
 - Located at least 3–5 metres above ground level
 - Positioned away from windows and direct disturbance
 - Integrated bat boxes (built-in bat bricks or tubes)
 - Positioned on elevations with minimal artificial lighting
 - Installed at least 4 metres above ground level
 - Incorporation of 'hedgehog fencing' where appropriate
 - Planting scheme to include native and nectar-rich species
 - Mixed shrub planting to provide foraging, nesting, and shelter opportunities
 - Seasonal variation to support pollinators year-round
 - Installation of insect hotels within soft landscaped areas
 - Biodiverse (green/brown) roofs on cycle storage areas
- 6.5.** External lighting will be minimised and designed to avoid ecological features with use of low-intensity, warm-white LED lighting and no illumination of bat boxes or potential commuting routes
- 6.6.** All ecological features will be installed during construction prior to occupation
- 6.7.** A soft landscaping plan will be implemented in the first planting season
- 6.8.** Maintenance responsibilities will fall to the site management company or residents
- 6.9.** Replacement of failed planting will occur within 5 years
- 6.10.** The scheme will:
 - Enhance biodiversity on a low-value urban site
 - Deliver tangible, site-appropriate ecological improvements
 - Contribute to local and national objectives for biodiversity net gain
- 6.11.** Due to the limited ecological value of the site, it is likely that the proposed development is exempt from the requirement of a full DEFRA Biodiversity Metric calculation.
- 6.12.** A preliminary ecological assessment has been undertaken to establish the potential for ecological habitat on site, and it has been concluded that the site provides limited ecological value, with the existing trees being the most valuable assets, despite not providing adequate habitat.
- 6.13.** Whilst the removal of the trees will be required, suitable compensation will be implemented through a soft landscaping scheme.
- 6.14.** Although considered to be 'de minimus' in regard to BNG, it is considered that upon completion of the development, an overall gain will be achieved.

7. ENERGY EFFICIENCY

Policy ECC SP2 requires development to:

- Reduce energy demand through efficient design
- Minimise carbon dioxide emissions
- Incorporate renewable and low-carbon energy where feasible
- Achieve high standards of sustainable construction

ENERGY DEMAND REDUCTION

- Building envelope designed to exceed minimum standards set by Building Regulations Part L
- Enhanced insulation levels to walls, roofs, and ground floors
- High-performance glazing (double or triple glazed units)
- Air permeability targets improved beyond regulatory minimums
- Careful detailing to minimise thermal bridging

This approach ensures that baseline energy demand is significantly reduced prior to the introduction of building services.

EFFICIENT ENERGY SUPPLY

- Use of low-carbon heating systems, such as air source heat pumps (ASHPs), replacing traditional fossil fuel systems
- Highly efficient electric-based heating and hot water systems
- LED lighting installed throughout all dwellings and communal areas
- Smart heating controls to optimise energy use
- Consideration of Mechanical Ventilation with Heat Recovery (MVHR) to improve efficiency

CARBON EMISSIONS AND COMPLIANCE

The development will:

- Achieve compliance with Target Emission Rates (TER) under Building Regulations Part L
- Deliver a reduction in regulated CO₂ emissions through:
 - Fabric improvements
 - Low-carbon heating systems

A full SAP assessment will be undertaken at detailed design stage to quantify emissions and demonstrate compliance.

CLIMATE CHANGE ADAPTATION

- Building orientation and window placement designed to balance daylight and heat gain
- Natural ventilation strategies integrated into all units
- Compliance with overheating requirements under Part O of Building Regulations
- Potential use of shading devices where required

SUSTAINABLE CONSTRUCTION

- Materials will be responsibly sourced where feasible
- Construction waste will be minimised and managed appropriately
- Durable materials selected to ensure longevity and reduced lifecycle impacts

WATER EFFICIENCY

- Achieving water consumption of less than 110 litres/person/day
- Installing water-efficient fixtures and fittings

ELECTRIC VEHICLE INFRASTRUCTURE

In line with wider sustainability goals:

- Electric vehicle charging points will be provided in accordance with current standards
- Infrastructure designed to allow future expansion

The scheme represents a sustainable form of development that aligns with the objectives of Arun District Council and national carbon reduction targets.

8. CONCLUSION

- 8.1.** The proposed development has been carefully considered and designed to provide a building that is in keeping with the existing character of the area, and represents an improved and efficient use of the land whilst providing a number of homes.
- 8.2.** Local and national policy has been taken into account and the submitted application demonstrates accordance and consideration of these policies.
- 8.3.** If approved, the development will provide nine new, high quality dwellings in a highly sustainable location.
- 8.4.** The applicant has sought pre-application advice and welcomes a pro-active approach from the LPA to secure an acceptable development, and it is respectfully requested that planning permission be granted.
- 8.5.** Should there be any queries or further information required, the LPA are invited to contact the agent without hesitation.