

Design and Access Statement
25 Sudley Road, Bognor Regis, West Sussex PO21 1EW
By Anva

Introduction:

This statement supports a planning application for new 2 storey extension on first floor with loft floor and 8 no. (4no. front and 4no. rear) dormer windows, first floor rear extension (mansard floor) with 8no. roof windows, alterations to ground floor shopfront and new access to upper floor for 12 no. residential units (10no. 1 bed & 2no. 2 bed).

The building is located on Sudley Road, set within central Bognor Regis and among mixed uses including commercial units and residential dwellings. The property two storey storey building with existing commercial units on all floors.

The proposal will create additional residential units, with the aid of an extension, to supply the shortage of housing within Bognor Regis. The proposed design provides generous living space for residents with good daylight and layout, the design also extends the functionality of the building whilst remaining within its footprint. The proposal addresses concerns on sustainable design and construction by converting the upper floors to provide far better insulation and efficiency in heating with the overall aim of reducing emissions. The design also encourages the use of alternative transport with provisions for cycle storage.

The proposal is considered to comply with and support the following policies including National Planning Policy and Arun District Council Local Plans 2011-2031.

Use:

The existing use consists of commercial units on all floors. The proposal will create more functional on the upper floors with 12 residential units.

Layout:

Site layout can be viewed in greater detail on the adjoining plans.

Size:

The size of the extension and each flat can be seen in greater detail on the adjoining plans.

Appearance:

The extensions are minimal in nature and designed to be appropriate to the property, the scale and size in keeping with surrounding similar developments. Construction and decorative materials matching surrounding buildings will be used.

Access:

The proposal is designed in accordance with policies and guidelines to meet the requirements of access for disabled users. The site is located within easy reach of public transport including Bognor Regis rail services and local bus stops with local amenities within a very short walking distance.

Affordable Housing Statement

Arun District Council Affordable housing requirements:

Arun experiences high levels of housing need and housing affordability is a major issue locally due to the relationship between house prices and household income. In implementing its Affordable Housing Policy, the Council will seek 30% affordable housing on-site on residential developments of 11+ residential units.

Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market; eligibility is determined by the Council's Allocations Policy. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing which does not meet the prescribed definition in the National Planning Policy Framework (NPPF) will not be considered as affordable housing for planning purposes.

The Council's full Affordable Housing Policy is listed below:

Policy AH SP2

Affordable Housing

For all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.

Where it can be proven, however, that 30% affordable housing provision is not viable, then a reduction in the amount of affordable housing on a site or off-site provision as part of another development within Arun District may be considered (as agreed with the local planning authority). The provision of affordable housing on a site at less than 30% or an alternative site or by way of a commuted sum will only normally be allowed in very exceptional circumstances if supported by robust evidence including, where appropriate, viability evidence.

The council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing.

Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes. The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise.

1 bedroom 35-40%

2 Bedroom 35-40%

3 Bedroom 15-20%

4+ Bedroom 5-10%

Provision of affordable housing can be by either an Arun preferred Register Partner, an Affordable Housing Provider or the Council. All providers will be required to sign and adhere to the principles of the Council's Developer and Partner Charter Plus.

Affordable housing will be made available for households on the Council's housing register or on the Homebuy Zone Agent's register, with nominations made by the Council from those registers.

All planning applications that include residential development, either in whole or in part, must include an Affordable Housing Statement.

If it is agreed with the Council's Housing Strategy and Enabling Manager that on-site delivery of affordable housing on developments of 11+ units is neither viable nor practical, the Council will accept a commuted sum payable in lieu of on-site affordable housing of £80,000 for each foregone affordable dwelling.

This sum will be included in the S106 agreement and will be payable in full on completion of the development.

Normally 30% of the units would be affordable. The proposal which replaces the former vacant buildings, destroyed by fire and demolished qualifies for the government's Vacant building credit . This credit will be applied to the 30% contribution.

The 30% contribution from this proposal would be deemed as not viable due to the resulting loss of the inevitable benefits generated by the proposed scheme in meeting specialist housing needs. The Applicant requests that such a contribution to affordable housing is set aside and supported by the following reasons:

- The importance of delivering the regeneration of prominent vacant building
- The sustainability benefits of using existing building stock
- The significant investment that will be required to achieve this
- The nature of the development that will deliver low cost homes at market entry level
- The need for accommodation for professional people to live in city centre to support its economy and vibrancy