

STEPHEN JUPP

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**CHARTERED
TOWN PLANNER**

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Wednesday, 28 March 2018

Dear Sir/Madam:

Re: Continuation of change of use from A2 to A4 licensed premises

65 High Street, Bognor

I have been instructed by the tenants, The Worst Kept Secret Bognor Ltd to at on their behalf and submit a retrospective planning application for the change of use of the premises from S2 to A4 licensed premises.

This letter comprises my design and Access Statement supporting the application and deals with other matters as well.

Description of Site

The application site comprises the grounds floor unit of a three storey listed business premises currently with planning approval as A2 but most recently operated as A1 Barbers. There is no provision for parking on the site. The site is generally flat approximately 65m² in size and there are no trees affected by your proposal.

Description of Locality

The area is part of a town centre conservation area setting with mixed uses, predominantly commercial with some residential on upper floors.

PLANNING APPLICATIONS.

AUTOCAD DRAWINGS.

GENERAL ADVICE.

OBJECTION LETTERS.

APPEALS.

SITE DEVELOPMENT APPRAISALS.

LOCAL PLAN SUBMISSIONS.

EXPERT PLANNING ADVICE.

SPECIALISING IN:

DEVELOPMENT CONTROL,

AGRICULTURE,

ENFORCEMENT AND

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Planning Policy

The principle of the change of use is acceptable in this area (which is located in Bognor's Old Town) A4 uses are encouraged by Bognor Regis NDP policy 3. The wording of the policy is included below:

"POLICY 3- OLD TOWN RESTAURANT AND CULTURAL QUARTER:

Bognor's Old Town is designated as the restaurant, cafe, bar and Cultural Quarter as shown on the Key Priorities Map and use classes A3, A4 and D2 are particularly encouraged here.

Applicants applying for change of use to restaurant and cafe (A3) and drinking establishments (A4) are actively encouraged to do so in the area designated P3:Old Town Key Priorities Map (page 27). Changes of use from restaurant and cafe use (A3) to other uses will be resisted. Applicants are encouraged to demonstrate how the proposed changes make a positive contribution to Bognor Regis' seaside town identity by making clear reference to the Bognor Characterisation study, 2014.

This Neighbourhood Plan supports applications that include:

- a) Outdoor seating
- b) Ground floor alterations and extensions contributing to an increased number of all weather seating provision, and
- c) Facades as well as improvements to the spaces in between buildings that support a more pedestrian friendly street environment during the day and in the evening hours"

An applicant should also include how the change of use and any external changes reflect the requirements and guidance of the Bognor Characterisation Study.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7(i) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Furthermore new development should be well integrated with and complement the local area in terms of, for example, layout.

Bognor NDP policy 1 states:-

"POLICY 1- DELIVERY OF THE VISION:

Development Proposals concerned with extensions and alterations of Designated and Non-designated Heritage Assets and Major Developments should demonstrate how proposed changes will support the delivery of relevant Neighbourhood Development Plan Objectives and our Vision for Bognor Regis. Proposals must identify the

significance of any affected heritage asset and assess any harm and benefit. These should be included within the design and access statement if one is required."

The proposed development subject to this application involves SOLELY a change of use of the building. External changes do NOT form part of this application.

Neighbour Amenity

Arun District local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property.

In this case, it is considered that the proposed development is acceptable on the residential amenities of neighbouring properties with the hours of use being appropriate for this town centre location, the limited activity within the premises including the absence of a PA system.

Heritage Statement

In considering whether to grant planning permission with respect to any buildings or other land in a Conservation Area, the Council shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990. The proposed development may be acceptable due to the impact on the designated Conservation Area if any external changes proposed are considered to preserve or enhance the visual amenity of the conservation area.

The scheme is solely for a material change of use with no external changes proposed. An A4 use will bring vitality to the area, thus enhancing the character and appearance of the Conservation Area.

The property forms part of a Grade 2 listed building. The internal alterations are superficial and are lightweight removable divisions, as illustrated in the photograph below.



Listed building consent is not required.

Bin Storage

For all new development including commercial conversions, the applicant must show bin storage/collection provision. This is a small A4 premises which generates limited waste. There is nowhere to store waste on site so an agreement has been reached with the Pier Hotel to take all empties to that property each morning.

Noise / Extraction System

On the matter of noise, there is no PA system and any music played is heard through a portable phone speaker.

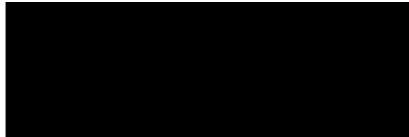
No food is sold so an extraction system is not required.

Accordingly there will be no impact on neighbouring residents in terms of noise or smell.

Conclusion

Based on the above submissions I conclude that this application for planning permission for the current A4 use should be granted conditional approval.

Yours sincerely,



STEPHEN JUPP
BA(Hons), LL.M, MRTPI
Chartered Town Planner