

Planning Statement

**107 FELPHAM WAY, BOGNOR REGIS, WEST SUSSEX,
PO22 8QB**

Minor Material Amendment to Planning Permission FP/258/19/PL

Variation of Condition 2 (Permitted Drawings)

“Conversion, alteration & extension to provide 1 No. Class A1 Shop Unit, 1 No. Flexible Use Commercial Unit Use Classes A1, A2 and B1, a health centre or clinic (and no other uses within Class D1) or Beauty Therapist/Nail Bar only (Sui Generis) & 3 No. Flats together with secure cycle & refuse storage facilities (resubmission following FP/32/19/PL)”



Figure 1 Application Site and Surrounding Area

PTP

Pickup Town Planning
57 Sea View Road
PORTSMOUTH
Hampshire
PO6 1EW

30th September 2020

1.1 Planning permission was granted by Arun District Council on 30th July 2020 for the "Conversion, alteration & extension to provide 1 No. Class A1 Shop Unit, 1 No. Flexible Use Commercial Unit Use Classes A1,A2 and B1, a health centre or clinic (and no other uses within Class D1) or Beauty Therapist/Nail Bar only(Sui Generis) & 3 No. Flats together with secure cycle & refuse storage facilities (resubmission following FP/32/19/PL)".

1.2 Having been granted planning permission the applicant has reviewed the approved drawings and is of the view that it would be more practical to build the scheme out by retaining as much of the existing structures' roof profile as possible. The scheme that was granted permission under FP/258/19/PL proposed the retention of the first 5.0m (measured from its front (south) elevation) of the existing structures gabled roof. Beyond the original length of roof it was proposed to provide a slightly lower roof (0.68m lower) for the remaining 17.4m.

1.3 This minor material amendment application, submitted under S73 of the Town and Country Planning Act, 1990 (as amended), seeks to vary condition 2 attached to FP/258/19/PL and revise the approved drawings (HOP-002-P. Rev I, Proposed Floor Plans and Elevations & HOP-002-P. Rev F, Site Plan and Location Plan) with drawing no. HOP-007-P. Rev A. This drawing indicates the retention of the buildings existing ridge height along the length of the building which would be 22.4m long.

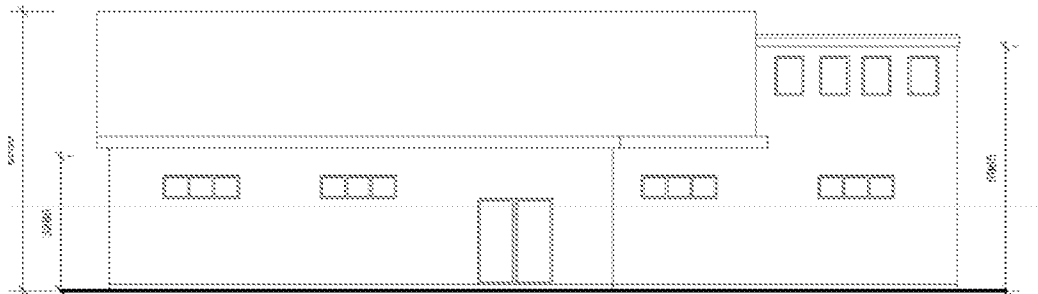


Figure 2 Original / Existing Building

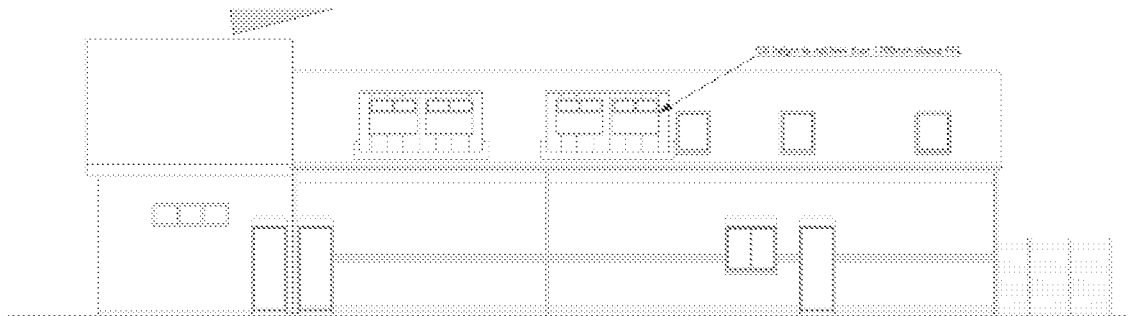


Figure 3 Extended Building Permitted Under FP/32/19/PL

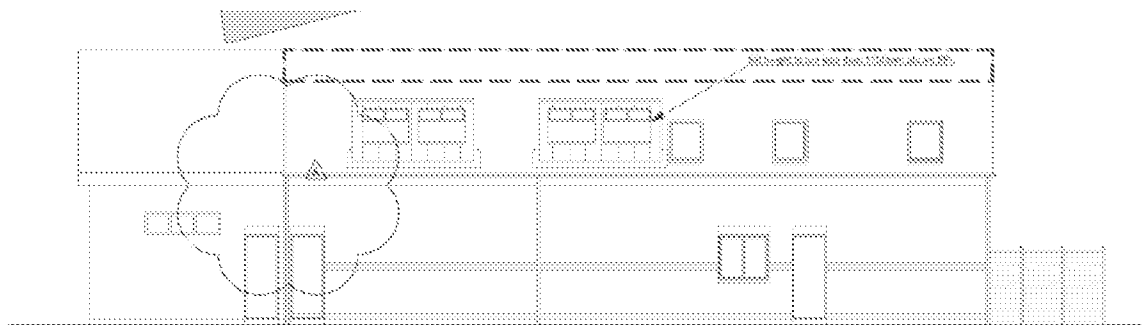


Figure 4 Minor Amendment Proposal

1.4 Figures 2, 3 and 4, on the previous page, show the original/existing building, the building permitted under FP/258/19/PL and the revised building proposed by this minor material amendment application. The revised scheme now proposed would allow the applicant to construct a much simpler roof that would maintain the height of the existing ridge from front to back of the building.

1.5 The principle change, therefore, would be the retention of the buildings original roof ridge height, line and profile which would be continued to also cover the proposed rear extension. Whereas the building permitted under FP/258/19/PL had a ridged roof in two sections (front 5.0m, 6.85m high; rear 17.4m, 6.23m high) this proposal would result in the entire building being covered by a ridged roof with a height of 6.85m. In effect, it is proposed to increase the height of the rear part of the proposed building's roof ridge by 0.68m. Additionally, the proposed revisions would enable the buildings eastern eaves to be provided in one line avoiding the need to construct a complicated junction between the old and new parts of the building. In all other respects the building would remain as permitted under FP/258/19/PL. The floor layouts and floor areas would remain exactly as permitted. The proposed dormers and rooflights would, again be placed within the proposed roof in identical positions to those proposed under FP/258/19/PL.

1.6 It is considered that the proposed revisions would have little if any tangible impact upon the amenities of the occupiers of adjacent property. The proposed development would, like the development permitted under FP/258/19/PL, result in the provision of a high-quality redevelopment resulting in the provision of two attractive flexible use commercial units as well as three new flats. The proposed revisions are minor in nature and would ensure that the development: (i) provides the dwellings future occupiers with a high quality living environment, and; (ii) does not have an adverse impact upon the residential amenities of the occupiers of Flax Mean by causing (a) a loss of privacy through overlooking; (b) a loss of daylight/sunlight, and (c) an overbearing sense of enclosure.

1.7 It is concluded that, in terms of current planning policy, the proposed development would be an example of 'sustainable development' and would, as such, be compliant with both the NPPF and the Arun Local Plan and the Felpham Neighbourhood Plan.

1.8 The applicant respectfully requests that Officers and Councilors look favourably on this proposed development and grant planning permission.