

# Planning Design and Access Statement

Change of use of the ground floor public house (Sui Generis Use) to create 2 no. 2 bed dwellings (C3 Use Class), subdivision of the first floor 1 no. 5 bed flat (C3 Use Class) to create 1 no. 2 bed flat and 1 no. 1 bed flat (C3 Use Class).

**The Old Barn Pub**  
**42 Felpham Road, Felpham PO22 7DF**

On behalf of Mr and Mrs Hall  
October 2020



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Town Planning ► Development Consultancy



**Contents**

|                                |    |
|--------------------------------|----|
| 1. Introduction .....          | 3  |
| 2. Site and Surroundings ..... | 4  |
| 3. The Proposal .....          | 5  |
| 4. Planning Policy.....        | 6  |
| 5. Scheme Assessment.....      | 9  |
| 6. Conclusion .....            | 13 |

## 1. **Introduction**

- 1.1. This Statement sets out the relevant background for the determination of the planning application, including context of the site and surroundings, details of the proposed development and an assessment of the relevant planning considerations.
- 1.2. The proposals have been informed initially by the policies in the National Planning Policy Framework (NPPF), Arun Local Plan and Felpham Neighbourhood Plan.
- 1.3. In addition to this Statement, the following documents are submitted as part of the planning application;

| <b>Report</b>                                                                                                                                  | <b>Consultant</b>               |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Planning Design and Access Statement                                                                                                           | Henry Adams LLP                 |
| Location Plan<br>Existing Site Plan<br>Proposed Site Layout Plan<br>Existing Floor Plans and Elevations<br>Proposed Floor Plans and Elevations | Corinthian Architectural Design |
| Existing Building Survey<br>Topographical Survey                                                                                               | Medlams Surveys                 |
| Flood Risk Assessment                                                                                                                          | Motion                          |
| Marketing History Letter                                                                                                                       | Mr Taylor of Guy Simmonds       |
| CIL forms                                                                                                                                      | Applicant                       |

## **2. Site and Surroundings**

### ***The Site***

- 2.1 The site comprises two triangular parcels of land. The main parcel is located on the corner of Felpham Road and Barn Feld, Felpham. It currently comprises an existing building which is used as a pub on the ground floor and self-contained flat on the first floor. The triangular shaped plot allows for outdoor seating to the west and outdoor seating with 3 car parking spaces to the south. The second parcel of land is located opposite, on the southern side of Barn Feld and is currently used to provide 5 car parking spaces for customers.
- 2.2 The existing building is a two storey property with a small single storey, flat roof extension to the east. The main building is constructed of flint with brick detailing and a thatched roof with brick chimneys. There are a significant number of openings at each level. A metal stairway is located on the southern elevation, providing private access to the first floor flat.
- 2.3 The ground floor arrangement comprises the bar with seating area, kitchen, dining area, toilets, cellar and store. The GIA of the ground floor is 202 sqm. The first floor comprises a 5no. bed, self-contained flat with large lounge area, separate kitchen, bathroom and shower room. The GIA of the first floor flat is 142 sqm in size with private access taken from a metal staircase on the southern elevation.
- 2.4 Site boundary treatments comprise a flint wall to the west, with all other boundaries being delineated by wooden picket fencing up to 1 metre in height.

### ***The Surroundings***

- 2.5 The site is located within a residential area with two storey properties located to all boundaries. Felpham Road is a sustainable location with the majority of Felpham's services within 0.5 mile walk to the north, and Bognor Regis High Street within 1 mile to the west.
- 2.6 The nearest rail station is Bognor Regis, 1.5 miles from the site. The station provides regular services on the east-west line and also north to London. Bus stops are located within walking distance on North End Road. Services provide access to the train station on route to other destinations such as Walberton, Barnham, Chichester, Littlehampton and Bognor Regis.

### ***Planning History***

- 2.7 There have not been any planning applications for development on the site within the last 15 years.

### **3. The Proposal**

- 3.1. This application seeks detailed planning permission for the change of use of a ground floor public house (Sui Generis Use Class) to create 2 no. 2 bed flats (C3 Use Class). It also seeks permission for the subdivision of the first floor 5 no. bed flat to create 1 no. 2 bed flat and 1 no. 1 bed flat. In order to facilitate this proposal, the following changes are proposed:
- The insertion of a central internal wall at first floor and ground floor to create two self-contained flats at each level.
  - Retention of the existing north eastern wall, creation of a new wall to create a courtyard arrangement. This arrangement allows for additional windows to be placed on the northern elevation to create means of natural light without impacting on adjoining neighbours.
  - Movement of the above mentioned wall sees a decrease in total ground floor GIA, reducing from 202 sqm to 181 sqm.
  - The insertion of a number of internal dividing walls to create individual bedrooms and bathrooms to each ground floor flat.
  - Changes to a number of openings on ground floor level to create double French doors to improve the levels of natural light.
  - A new entrance door to provide access to flat 1.
  - Amendments to the current bathroom arrangement to create an open plan living/kitchen area for flat 4.
  - The removal of internal stairs with shared access via the existing external staircase only.
- 3.2. In the grounds of the building, a small number of changes are proposed to create 2 private gardens for the ground floor flats and a communal garden for the first floor flats. These changes include the following:
- Movement and demarcation of the existing 3 car parking spaces further east;
  - New 1m high open picket fence on the remainder of southern and western boundary other than openings for pedestrian access to entrance points;
  - New gravel paths to entrance points;
  - Replacement of hardstanding with turf to create gardens;
  - Planting of native species within landscaping proposals in gardens;
  - Waste a recycle bin store for each flat;
  - Provision of secure communal cycle store; 1 cycle per flat.
- 3.3. In terms of materials, the only changes to the external fabric of the building will include the replacement of some of the ground floor windows with larger French doors. Boundary treatments will comprise 1 metre high wooden picket fencing, similar to the existing.
- 3.4. 8 parking spaces are to be provided for the proposal which allows for 2 parking spaces per flat. The access to the site will not be changing; 3 parking spaces are to be retained on the main parcel whilst 5 additional spaces will be retained on the second parcel which is located on the opposite site of Barn Feld. Barn Feld is a quiet residential road and whilst the 3 spaces will be positioned slightly further east, this arrangement will provide improved distances to the junction whilst the entering and exiting will not be changing. 20% of spaces will be provided with Electric Vehicle charging points.
- 3.5. The new gardens propose that turf be laid with native planting to enhance biodiversity within the site.

#### 4. **Planning Policy**

- 4.1. Following paragraph 39 (6) of the Planning and Compulsory Purchase Act 2004, there is a duty to take decisions in accordance with the Development Plan unless material considerations indicate otherwise.

##### ***National Planning Policy Framework (NPPF) (2019)***

- 4.2. The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF outlines the three dimensions to sustainable development by which the planning system needs to perform; economic role, social role and environmental role. These roles involve contributing to building a strong, responsive and competitive economy, supporting strong, vibrant and healthy communities, and protecting and enhancing the natural, built and historic environment.
- 4.3. The presumption in favour of sustainable development is at the heart of the Framework. In terms of decision-taking, paragraph 11d states that *'where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>7</sup>, granting permission unless:*
- *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>8</sup>; or*
  - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*
- 4.4. Footnote 7 states that *'This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites...'*
- 4.5. As Felpham Neighbourhood Plan was made in May 2014, paragraph 14 should also be taken into consideration. This states that where the presumption at paragraph 11d applies, *'the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits when all of the following apply;*
- a) *The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;*
  - b) *The neighbourhood plan contains policies and allocations to meet its identified housing requirement;*
  - c) *The local planning authority has at least a three year supply of deliverable housing sites...; and*
  - d) *The local planning authority's housing delivery was least 45% of that required<sup>9</sup> over the previous three years.'*
- 4.6. Paragraph 117 seeks to *'promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'* In addition, paragraph 123 determines that it is important to avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site where there is a shortage of land for meeting identified housing needs.
- 4.7. Section 12 stresses the importance of creating well-designed places, as good design is a key aspect of sustainable development. Proposals should therefore function well and add to the overall quality of the area, be visually attractive as a result of good architecture and landscaping, be sympathetic to local character and history, establish a strong sense of place and optimise the potential of the site.

***Arun Local Plan (ALP) (2018)***

- 4.8. The ALP was adopted in July 2018. The following policies are relevant to the determination of this application:
- DDM1 – Aspects of form and quality and design quality
  - DDM4 – Extensions and alterations to existing buildings
  - DSP1 – Design
  - ECCDM1 – Renewable Energy
  - EMPDM1 – Employment Land, Development Management
  - ENV DM5 – Development and biodiversity
  - ENV SP1 – Natural Environment
  - HER DM2 – Locally listed buildings or structure of character
  - OSRDM1 – Protection of open space, outdoor sport, community and recreational facilities
  - QESP1 – Quality of the Environment
  - SDSP1 – Sustainable Development
  - SDSP2 – Built up area boundary
  - WDM2 – Flood Risk
  - WMDM1 – Waste Management
  - WSP1 – Water
  - ENVDM4 – Protection of Trees

***Felpham Neighbourhood Plan (FNP) (2014)***

- 4.9. The Neighbourhood Plan was made in 2014 and covers the period to 2029. FNP was made on the basis of the saved policies in the 2003 Arun Local Plan and the draft policies in the 2014 publication version of the now adopted, Arun Local Plan (2018).
- 4.10. The following policies are relevant to the determination of this application:
- Policy BT2 – Retain existing employment land in employment use
  - Policy ESD1 – Design of new development
  - Policy ESD9 – Tree Protection
  - Policy CLW5 and Appendix A – Assets of Community Value

**Other Material Considerations**

- 4.11. Other documents that should be taken into consideration include:
- Parking Standards Supplementary Planning Document (SPD)
  - Felpham Neighbourhood Plan – Regulation 15 Submission (2020)

***Parking Standards SPD***

- 4.12. Paragraph 2.8 and Table 2.2 – Electric Vehicle Charging Points Minimum Requirements, requires 20% of parking spaces to provide active EV charging points (in accordance with current ADC Vehicle Infrastructure Study (2017)).
- 4.13. Table 2.3 requires the provision of 1 cycle space per flat within communal storage.

- 4.14. Table 3.1 – expected level of provision for new residential developments, seeks to achieve 2 spaces for 1 and 2 bed properties. Paragraph 3.3 requires the number of visitor spaces to be 20% of the total number of residential units.

***Felpham Neighbourhood Plan (FNP) – Regulation 15 submission (2020)***

- 4.15. The Regulation 15 version of the Plan was submitted to Arun District Council in March 2020. The plan has not yet been made and thus carries limited weight. Whilst this is the case, the following policies should be given consideration:

- Policy BT2 – Employment Land
- Policy ESD1 – Quality of Design
- Policy GA4 – Parking on new developments
- Policy CLW5 – Assets of Community Value

## 5. **Scheme Assessment**

- 5.1. This section sets out the merits of the scheme and its compliance with national and local planning policy. It demonstrates the sustainability of the Site and its potential to provide for an existing and identified housing need through the provision of a well-designed development of 4 residential units.

### ***Principle of Development***

- 5.2. The property is located within the settlement boundary of Felpham and will be making use of an existing building. The general principle of development is accepted within the settlement boundary, subject to consideration against other policies within the Local Plan. In addition, the property is located within a residential area whereby the proposed use would be far more commensurate with the locality.

### ***Existing Use***

- 5.3. The property is currently used as a pub (Sui Generis Use Class) at ground floor level with a 5no. bed flat (C3 Use Class) at first floor level. The change of use of the ground floor would result in the loss of a building that provides a small amount of employment to the local area. Prior to the pandemic, the pub employed 1 full time and 3 part time members of staff. Unfortunately, the applicants had no option but to make all employees redundant.
- 5.4. The Local Plan seeks to prevent the loss of employment provision through policy EMPDM1, as referenced within the pre-application response. It states that existing employment sites and premises will be protected where there remains a reasonable prospect of employment use. However, Policy EMPDM1 only sets out requirements to justify a change of use from employment where that employment provision falls within Business Class (B1-B8). This property does not fall within this use class and thus the criteria within this policy do not need to be satisfied.
- 5.5. Whilst this is the case, the applicant has actively been marketing the property for sale as a pub with flat above. The applicant instructed Sydney Phillips to market the property in 2016, Fleurets in 2018 and more recently Guy Simmonds have been marketing the property since April 2019. Following a lack of interest, the price was dropped in August 2019. Information regarding this ongoing marketing process has been set out within the supporting letter from Stephen Taylor, Managing Director at Guy Simmonds (June 2020).
- 5.6. The pre-application response also requested that Policy OSRDM1 be addressed as officers were of the opinion that the pub provides a community facility. However, the building is no longer an Asset of Community Value nor does the use meet Criteria b of Policy OSRDM1 that needs to be addressed if:
- 'b. the loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location'*
- 5.7. In conclusion, the property previously provided a small level of local employment (4 employees). The applicant has marketed the property for over 1 year at a reasonable price with little interest.

- 5.8. The supporting marketing information provided by Mr Taylor raises concerns and outlines potential ramifications following the EU referendum and recent pandemic. Whilst there will be a very small loss in employment, the benefits of providing residential properties within the settlement boundary outweighs this loss and ongoing concerns.

***Asset of Community Value***

- 5.9. The Old Barn Pub was nominated as an Asset of Community Value on the 5th February 2014. The latest list (September 2020) determines that the 5 year period has now lapsed and the property has been removed from the register.
- 5.10. The property is no longer nominated as an Asset of Community Value and thus FNP Policy CLW5 no longer applies.

***Character and Design***

- 5.11. ALP Policy DDM1 requires proposals to consider a number of design principles including character, appearance, density and scale. In addition, Policy D SP1 'Design' requires proposals to make an efficient use of land but equally, reflect the character of the area.
- 5.12. The property is not located within the main high street and cluster of commercial and retail uses, it is located within a residential area. The property is located on the corner of Felpham Road and Barn Feld and thus it is important to consider the dual frontage and how it interacts with the existing street scene and character of the area.
- 5.13. In terms of context and character of the area, properties on Barn Feld generally comprise 70's and 80's properties with a mixture of flats and terraced housing. The street scene comprises mainly 1.8m high fencing to rear boundaries, garaging, hardstanding and car parking. On the Felpham Road, the property is within close proximity to two Non-Designated Heritage Assets; numbers 40 and 48 Felpham Road. These assets have been given due consideration when addressing the external arrangements for the property.
- 5.14. The property is relatively prominent, it is a building with character comprising mainly flint walls with brick detailing with a thatched roof. Modern additions have been implemented such as the insertion of aluminium windows, a two-storey brick extension to the southern elevation and a single storey flat roof addition to the east.
- 5.15. The proposal seeks minor amendments to the southern façade including the replacement of a number of the ground floor, south facing windows with French doors. These changes seek to improve the level of natural light within the main living areas whilst also extending the living areas into the outdoor space. The picket fencing on the boundary, similar to existing, will mean that the bottom half of the French doors will barely be visible from the street scene. The owner of number 27 Felpham Road has inserted French doors to replace bay windows and thus the proposals are not dissimilar in nature to this property.
- 5.16. As the location and width of the openings will not be changing and a 1m high picket fence will be located on the site boundary (similar to existing) there will not be any detrimental impact on the buildings character, setting or street scene as a result.

- 5.17. Amendments are also proposed to the flat roof extension as the proposals create a new rear wall to allow for a small courtyard and insertion of additional windows to improve natural light levels within the proposed bedroom. These will not be visible from any public vantage points so will not have any impact on the street scene or character of the area.

#### ***Residential Amenity***

- 5.18. Residential properties are located along the northern and eastern boundary of the property and thus any potential impact on these residents has been considered throughout the design process. The plans do not propose any changes to the fenestration or elevational treatments on the northern and eastern boundary.
- 5.19. It would not be possible to insert new windows on the northern elevation as it would result in overlooking into the outdoor space or side elevation of 44 Felpham Road to the north. This means that the north eastern corner of the building (proposed bedroom two of flat 1) would not benefit from any natural light. With this in mind, the proposal seeks to reduce the size of this area by creating a new external wall and releasing a small outdoor courtyard with French doors opening into this space. Whilst this would be creating a new element, the boundary wall would remain and thus there would not be any possibility of overlooking into 44 Felpham Road.
- 5.20. Each flat will be provided with outdoor space. Flats 1 and 2 would benefit from an area of private garden whilst flats 3 and 4 would benefit from a communal, shared garden space. This outdoor space provides the opportunity to dry washing.

#### ***Highway Safety***

- 5.21. The site is accessible by foot, bicycle and public transport. There are a number of bus stops within the village, the closest being within walking distance south of the site. The 600 service runs along Felpham Road providing regular services through Bognor Regis to Chichester in a westerly direction or to Elmer in an easterly direction. Felpham village services can be accessed on foot via Felpham Road footpath which is tarmacked, overlooked and lit.
- 5.22. In terms of vehicular access and parking, the proposals do not seek to make any significant changes to the existing arrangement. 8 parking spaces are to be retained which provides 2 spaces per flat in line with the Parking Standards SPD. The SPD does also require the provision of visitor spacing equivalent to 20% of the total number of units proposed. This would equate to 0.8 visitor spaces to be provided on site. However, paragraph 3.3 allows for a more flexible approach for schemes that incorporate flats and on sites close to urban centres. As demonstrated in para 5.22 above, the site has a good level of accessibility and allows for a choice in modes of transport. In addition, unrestricted parking bays are located on Felpham Road which could allow for any minimal visitor overspill.
- 5.23. As the applicant is proposing the re-use of an existing building to provide much needed housing and one additional visitor space is not physically possible, we would suggest that the above considerations are suitable to outweigh the need to specifically provide 0.8 visitor spaces on site.

- 5.24. In addition, it is important to note that the change of use will result in a decrease in the number of movements but also cause a change in the hours that the movements take place. The site is located within a residential area and thus the change in timing and number of movements will reduce any noise disturbance to surrounding residents.
- 5.25. Taking the above factors into consideration, the proposals have been designed in accordance with ALP Policies T SP1 and T DM1 which seek to ensure safe access onto the highway network and promote sustainable transport.

#### ***Flood Risk and Drainage***

- 5.26. The majority of the property is located within flood zone 1, with a small portion falling within flood zone 2 as defined by the Environment Agency Flood Mapping system. In accordance with the NPPF, buildings used for dwelling houses are classed as a 'More Vulnerable' land use and as such, the proposal is considered appropriate and won't need to satisfy the requirements of the Sequential and Exception Tests for the development to be permitted.
- 5.27. A Flood Risk Assessment has been submitted in support of the application. The report confirms the following:
- The property is considered to be at very low to low risk of flooding.
  - There are no records of historic events on the site or within the surrounding area.
  - The flood risk can be managed on site without increasing the flood risk to neighbouring properties or downstream areas.
  - The existing floor levels will be raised to 3.50m AOD.
  - Flood resilience and mitigation measures are provided in line with EA standing advice.
  - A Flood Warning and Evacuation Plan would mean that residents would be notified when a flood alert or warning is issued. It will also provide a route to higher ground.
- 5.28. The proposed measures ensure that both the proposed and the nearby properties will not be at risk of flooding following the conversion. The proposal would therefore be aligned with ALP Policies W SP1 and W DM3.

#### ***Ecology and Biodiversity***

- 5.29. There are no statutory or non-statutory designated sites of nature conservation interest situated within or adjacent to the application site and no potential adverse impacts have been identified.
- 5.30. There are a small number of trees/bushes planted in the north-western corner of the site, within the area proposed as private garden for flat 2. This planting will be retained where possible. Additional planting will be providing within garden areas and will comprise of native species.
- 5.31. Currently, the outdoor space comprises hardstanding seating areas and car parking. The laying of turf and additional landscaping will ensure net biodiversity gain.

## **6. Conclusion**

- 6.1. This application proposes to convert an existing property into four flats. The existing property comprises a public house (Sui Generis Use Class) on the ground floor, with 1 no. 5 bed flat (C3 Use Class) on the first floor. The property has been marketed for sale for a number of years with different agents, with very little interest. This, coupled with the recent pandemic, has resulted in the redundancy of four employees and a business who's future is uncertain.
- 6.2. Given the lack of interest in the property, the proposal seeks a conversion to create 3 no. 2 bed flats and 1 no. 1 bed flat. The property is located within a residential area and within easy reach of local services and facilities by sustainable modes of transport.
- 6.3. The proposals require minimal internal and external changes. The property is relatively prominent with flint walls, brick detailing and a thatched roof. However, modern changes have introduced aluminium windows and a flat roofed addition. Proposed changes to the elevations involve changing the ground floor window openings to French doors in order to improve the level of natural light. Boundary treatments to the south and east will comprise 1m high wooden picket fencing as existing, whilst the outside space will be laid to turf and planting which will ensure biodiversity net gain.
- 6.4. The property is located primarily within flood zone 1, but a small area is located within flood zone 2. The Flood Risk Assessment submitted demonstrates that the increase in floor level, alongside proposed resilience and mitigation measures will ensure that both the new and surrounding residents would not be subject to any increased risk of flooding.
- 6.5. The Council are currently unable to demonstrate the ability to deliver a five year housing land supply as required by the NPPF. This proposal utilises an existing building within a sustainable location, within the settlement boundary and within a residential area. The proposals will provide much needed housing with minimal external changes, ensuring that the building will be maintained without any detrimental impact on the street scene or character of the area.