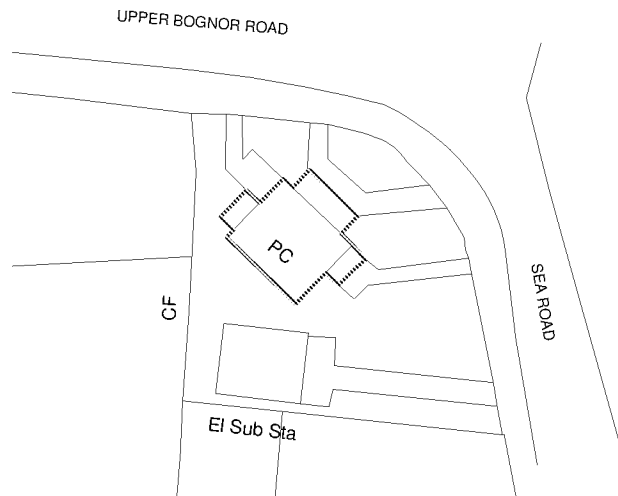

Sussex Building Consultancy Limited



Design and Access Statement for Proposed Change of Use from Public Convenience to Storage.

Public Conveniences, Snooks Corner, Sea Road,
Felpham, Bognor Regis

PO21 4ES.

Date : 18 October 2018

Ref : SBS/SC/SR/01

Revision :

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1.0 Introduction

- 1.1 The application is for detailed planning approval for conversion of the existing public toilets into storage use.

2.0 Site Description

- 2.1 The existing building is a single storey detached house building with rendered walls and a plain tiled pitched roof set on a corner plot at Snooks Corner, in the village of Felpham.
- 2.2 The plot is relatively small with access pathways to each WC and a number of shrubs and a tree close to the building.

3.0 Planning History.

- 3.1 No planning history could be found on this property.

4.0 Planning Policy

- 4.1 Designation applicable to this site, within the built boundary and the Aldwick Bay Conservation Area with some trees covered by Tree Preservation Orders.
- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy AREA2** - Conservation Area.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.

5.0 Design Proposal.

- 5.1 No changes are proposed to the external appearance of the building.
- 5.2 Some minor structural alterations are proposed to the inside of the building to open up internal access.
- 5.3 The existing WC cubicles, the urinal and wash hand basins are to be removed with services sealed.

6.0 Use

- 6.1 The current use as a public convenience (sui-generis) is proposed to be changed to Storage (B8) use for a local food retail business
- 6.2 The materials to be stored will be accessed approximately once daily with a small van.

7.0 Amount

- 7.1 The floor space of the building, which will not increased by the development, is 41 m2.

8.0 Site Layout

8.1 The site layout remains unchanged. Access will be via existing pathways.

9.0 Scale

9.1 This development involves no impact on the scale of the building.

10.0 Landscaping

10.1 Landscaping remains unchanged by the proposal.

11.0 Trees

11.1 There is one tree adjacent to the building which will remain untouched and unaffected.

12.0 Appearance

12.1 The appearance of the building s unchanged by the proposal.

13.0 Materials

13.1 Materials are unchanged.

14.0 Access

14.1 Vehicular and Transport Links – there will be no changes to the existing arrangement.

14.2 Inclusive Access – The access arrangements to and within the building will comply with the requirements of Approved Document 'M' to the Building Regulations.

15.0 Sustainability

15.1 All materials will be sourced from a sustainable source where possible and no heating is proposed to the building.

16.0 Flood Risk

16.1 The site is located within Flood Zone 3 as indicated on the Environment Agency plans.

16.2 Floor levels will remain unchanged and there is no intensification of site use.

17.0 Drainage

- 17.1 Foul water drainage does serve the existing building but these will be sealed as no such facilities are required for the proposed use.
- 17.2 Surface water drainage will remain unchanged.