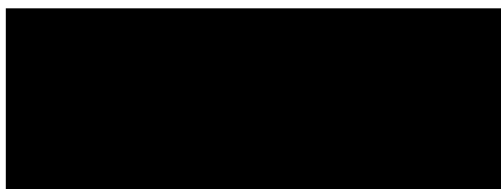


DAVID HARRIS BTP. MRTPI.

Chartered Town Planner

Planning & Development Consultant

45, Langley Grove,
Aldwick,
Bognor Regis
West Sussex,
PO21 4LJ.



My Ref. DE/F/17

20th December 2017.

Dear Sir/Madam,

Planning Statement - Proposed demolition of a single storey extension and the provision of a new enclosed entrance/staircase, internal alterations to provide two 1 bedroom and two 2 bedroom flats together with a three bedroom flat at second floor at 48, Felpham Road, Felpham, West Sussex.

I refer to the above and enclose herewith the completed application forms together with drawings showing the existing floor plans, elevations, roof plan and section as well as the proposed floor plans, elevations, roof plan and section. A site and layout plan is also included.

The LVR Checklist as well as the Biodiversity Checklist is attached.

A cheque to the value of £385 being the required fee is enclosed.

Background to the application.

As will be evident from a site visit the property has over recent years deteriorated to a significant extent. Originally Felpham Farmhouse, the building has been subject to considerable change over the past fifty years. In 1960 it was converted into four flats with the two flats at first floor being accessed by an external concrete staircase which is of poor design, somewhat ugly, and not appropriate under current Regulations, especially for the elderly or young (See Photo. A).

At this time the roof, which was originally of double pitch construction with slate covering, was altered by the provision of a built up felt flat section spanning the area between the ridges, presumably because of the poor condition of the pitched slopes and valley between.

Cont.....

This roof is now in very poor condition and needs a complete overhaul. Indeed, the run down condition and damp problems, together with old wiring and plumbing as well as the poor exterior condition requires a programme of extensive improvement and renovation (See Photos. B&C).

From the submitted drawings it will be seen that the existing ground and first floor flats have improved layouts and brought up to a high standard of modern fixtures and finishes.

The necessary works to the roof provide an opportunity for the provision of a three bedroom flat at second floor with the significantly improved access to first and second floor flats within a covered entrance lobby and staircase of modern design.

The site and its surroundings.

The property is included in the Supplementary Planning Document "Buildings or Structures of Character" adopted by the Council in September 2005, and lies on the east side of Felpham Road outside the boundary of the Felpham Conservation Area, and immediately adjoined by a single storey dwelling to the east and a chalet bungalow to the south.

The area generally is very mixed with principally two storey houses and three storey flats on the west side of Felpham Road, whilst to the north is a terrace of shops with maisonettes above.

The property itself has two areas of open space/garden both to the north and south with a fence on a low brick wall at the back edge of the footway enclosing the northern garden that contains a mature tree with lawn and planted borders as well as two sheds.

The existing vehicular access would be closed and solely used for pedestrian access.

Material Planning Considerations.

Saved Policies from the Arun District Council Local Plan 2003, Arun Local Plan 2011-2031 Publication Version, the National Planning Policy Framework and the Felpham Neighbourhood Plan 2013-2029.

Saved Policy Gen7 "The Form of New Development" requires new development to respond positively to the identified characteristics of the site in order to create developments that respect local characteristics. Whilst the building has been part of the street scene for many years its continuing decline both internally and externally is visually detrimental to that street scene and the provision of a second floor within a mansard roof results in a proper "hat" rather than the somewhat botched and misshapen roof that exists (See photo. D).

Furthermore, the opportunity to rearrange the internal accommodation in terms of space and to modern standards of energy efficient equipment represents a positive environmental gain.

Cont...

Saved Policy Gen12 “Parking in new Development”.

Prior to the submission of the application discussions were held with WSCC Highways by way of Pre Application Advice and the following reply was received.

The response recognised that the existing use of the building being 4 flats would attract a demand for four vehicle parking spaces and that currently the site can realistically provide two off street car parking spaces though informally a third could be accommodated (See Photo. E).

The parking demand for the current proposal would be four spaces, however, the highway authority is aware that the existing use of the site is operating with an existing shortfall in off street car parking provision and this would be taken into consideration.

Moreover, the frontage of the site is protected from on street parking by no waiting restrictions which would be enforceable if breached. The site is sustainably located and within walking and cycling distances to a range of local amenities and public services. Bus and train are realistic travel options for longer trips. On balance, any minor shortfall in parking provision would be considered an amenity issue and not one of highway safety.

Whilst one additional flat is being provided it would be difficult for the Local Highway Authority to substantiate that there would be any material intensification of use occurring at the site access point.

Furthermore, it was considered that the closure of the secondary point of vehicular access onto Vicarage Lane was seen as a highway benefit.

Emerging Policy D DM1 “Aspects of Form and Design”.

The policy seeks to make the best possible use of available land by reflecting or improving upon the character of the site and surrounding area, in terms of scale, massing, aspect, siting, density, building materials, landscaping and design features.

Furthermore, the impact of any development by way of overlooking, loss of privacy and an overbearing presence must be taken into account.

From the submitted drawings it can be seen that the proposed mansard roof significantly improves the appearance of the existing building with resultant well mannered elevations that reflect the proportions of the existing fenestration. Indeed, the incorporation of a mansard roof results in an overall increase in the height of the building by just one metre.

The single storey extension (See Photo. F) that currently sits right on the boundary with the bungalow to the east would be demolished and the proposed two storey entrance lobby/staircase constructed 1.6m. away from the common boundary.

Cont.....

This results in there being no external staircase, entrance doors or windows to two of the flats remaining on that elevation, that at present, results in overlooking of the rear garden of the adjoining bungalow.

With regard to the south elevation there are currently lounge, bedroom and kitchen windows at first floor and the location of two bedroom windows at second floor being set back from the front face of the elevation would not result in an unacceptable degree of overlooking.

This is particularly so given that it is the front garden of the adjoining property over 6m. away that the windows face (See Photo. G).

Emerging Policy D DM3 “External Space Standards”.

All dwellings are required to have private or at least semi private outdoor space that is not overlooked from the street or other public space.

Currently the right hand side ground floor flat has its own large garden area of 48sq.m. and the other three flats share the communal garden area of some 75sq.m. This figure far exceeds the required external space standard for the existing and proposed flat that would amount to 24 sq. m.

As can be seen the garden is an attractive space for the occupiers of the flats and relatively secluded within an urban environment (See Photo. H).

Emerging Policy D DM4 “Extensions and alterations to existing buildings (residential and non- residential).

When considering applications for extensions and alterations to existing buildings the Council requires that such works are sympathetic and relates visually to the existing building in terms of siting, massing, design, form, scale and materials. Moreover, works must be visually subservient to the main building and provide a high standard of amenity.

Adverse overshadowing, overlooking or an overbearing affect on the neighbouring properties should be avoided.

Any extension at first floor level should not come within a minimum of one metre of the side boundary, not compromise the established spatial character and pattern of the place but is instead a positive addition.

It is clear from the drawings and a site inspection will show that the existing access to the first floor flats is extremely poor by reason of condition and exposure to the elements. The proposed staircase/lobby would be 1.6m. from the common boundary and clearly a significant improvement for the benefit of existing and proposed residents.

Cont.....

The removal of the single storey addition and doors/windows on the east elevation will negate the present overlooking and being on the west side of the adjoining property there will be no overbearing or overshadowing.

Emerging Policy ECC SP2 “Energy and Climate Change” .

All new residential development including extensions will be expected to be energy efficient by achieving energy efficiency measures that reflect the standards in Part L of the Building regulations by design and layout.

Whilst the proposed second floor flat will of course accord with these requirements, the remodelling and updating of the existing flats, that as will be seen from a site visit are in very poor condition will benefit considerably by the opportunity for improved water usage, as well as more energy efficient white goods.

The National Planning Policy Framework .

Paragraphs 14 and 15 of the document makes it clear that development that is sustainable should be approved without delay and also relevant to this application is paragraph 49 that requires a Local Planning Authority to be able to demonstrate a five year supply of deliverable housing land. Currently the Council does not have the benefit of an up to date Local Plan and furthermore the Inspector in allowing the Burndell Road Appeal in October this year considered that the housing shortfall in Arun is severe with under two years housing supply.

Although the application relates to the provision of one further unit, nevertheless it is located in a highly sustainable village setting and equally of importance is the opportunity to considerably improve the amenities of the existing flats within the building.

The Felpham Neighbourhood Development Plan 2013-2029.

The Plan contains a number of Policies relevant to this application **Policy ESD 6** encourages the retention of buildings or structures of character, the Parish Council having an expectation that any development will retain or enhance the local distinctiveness of the building and **Policy ESD 8** requires that development must reflect the design principles of their time in order that the richness of varied character would continue and would be extended into the future.

It is clear from the submitted drawings that careful thought has been given to not only the external works to provide a proper and safe access to the flats, but also the design of the second floor mansard roof reflects a detail found commonly on buildings of this age.

Cont.....

It is also the case that from a review of housing data of the Parish it appears that less than 10% of properties were flats or maisonettes. Therefore the modernisation of the existing one and two bedroom flats together with the new second floor three bedroom flat provides an opportunity for housing at the lower end of the market that should be welcomed by the Parish Council.

Conclusions.

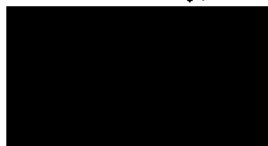
No. 48 Felpham Road is regarded by the Council as a "Building of Character" and has stood at the corner of Felpham Road and Vicarage Road for many years. However, over time it has deteriorated internally and externally and the financial burden of undertaking very significant remedial works is considerable. The second floor flat as proposed would present elevations that are sympathetic to the existing building without an excessive increase in height as well as ensuring that access to the flats that currently is wholly substandard would be significantly improved.

There would be an improved situation for the occupiers of the adjoining bungalow to the east as all overlooking would be removed and the street scene would be considerably enhanced by the renovation of this building.

Given the above, it is submitted that the proposal fully complies with Local Plan Policies referred to as well as the National Planning Policy Framework and should therefore be approved.

In the event that the application is formally considered by the Planning Committee I would be pleased if you would ensure that the contents of this Statement, albeit summarised, are incorporated into any Officer Report.

Yours faithfully,



David Harris.