

DESIGN & ACCESS STATEMENT

The Malthouse Restaurant

3 Waterloo Road

Bognor

PO22 7EH

Proposed re-development of existing Restaurant into two, two bedroom character cottages



Introduction

- The application for full planning permission is to convert the existing restaurant with residential accommodation above, (Use class A3/C3,) into two, two bedroom residential cottages, (use class: C3a).

Description

- The Malthouse Restaurant is located within the Felpham conservation area and is locally designated as a 'building of special character'. The property comprises a two storey building with the restaurant on the ground floor and a flat above.
- The front elevation has a smooth rendered, painted finish with flintwork on the side elevation. The 1st floor has two vertical sliding sash windows and the ground floor has a large shop front window. The roof is finished in slates. The front boundary is directly onto the road and there is no provision for off-road parking

The Local Community

- To be addressed via the planning notification to the Parish Council.

Planning Policy Context

- Both local and national policies have been considered in preparation of the proposed scheme. Pre-Application advice was issued by Arun District Council Planning Dept Ref: PAA/103/18

Design Proposal

- The design philosophy was to provide 2 high quality residential cottages that will sit comfortably between the existing adjacent cottages and respect the character of the area

Scale

- The proposal is to provide one 74m², 2 storey, two bedroom cottage and one 64m², two storey, two bedroom cottage. (GIA)

Site Layout

- The new residential properties will sit within the footprint of the original property with the sub-standard single storey extensions to the rear being removed to provide a small garden/paved area with adequate room for bin storage and collection.

Conclusion

- The application seeks to replace a struggling business with 2 residential properties that will complement the character of the surrounding buildings.