

1 Summerley Lane, Felpham, Bognor Regis, West Sussex PO22 7HN

Planning Statement

1.00 The Site and Surroundings:

1 Summerley Lane is located in the center of the built-up area of Felpham; at the junction of the B2259 and Summerley Lane. The surrounding area comprises a mixture of residential and commercial buildings. The King George V playing field lies approximately 75m to the south.

The site is generally flat with level pedestrian and vehicular access directly off Summerley Lane via Old Manor House Gardens.

The property comprises three elements:

- The original, probably 18th Century, two storey house lies to the west of the site, orientated north/south, with the main entrance facing west. A two storey extension has been added on the rear east elevation, together with a conservatory.
- A later two storey wing abuts the original house, orientated east/west, and lies on the back edge of, and parallel to, the footpath of the B2259. This element may have been constructed at the same time as the original house extension.
- A single storey flint faced building lies at the east end of the site, linked to the adjacent two storey wing; probably converted from old out buildings or a forge on the site of the original house.

The elevations are generally rendered, with the exception of the single storey element, which is of flint with brick dressings. The roofs are of plain tiles and windows and doors are PVCu.

The parking area is sited to the south of the site accessed directly from Summerley Lane via Old Manor House Gardens.

The external wall of the property forms the boundary to the north of the site; timber closed boarded and waney edge fences form the boundary to adjacent residential properties to the east and south and a flint wall located on the back edge of the footpath to the west.

The property was formerly occupied by the Sussex Autistic Community Trust (C2).

2.00 The Proposal

Change of Use

The existing property, whilst structurally sound is in a tired condition, requiring major internal re-ordering, upgrading and improvements together with considerable external repairs, window replacement etc. The three living accommodation units (flatlets) are now considered too small and substandard for current expectations/regulations. The building is therefore no longer

considered suitable for residential institution use without radical alteration and significant investment.

The intention is to change the planning use of the building from C2 (residential institutions) to C3 (dwelling houses).

The original 18th century structure and later rear extension would form the main body of the house, converted as indicated on the drawings, providing 3 to 4 bedrooms.

The future intention for the remaining wing fronting the B2259; following full discussion and agreement with Arun District Council Planning Department, is to adapt the internal layout of the area denoted as Flatlet's 1, 2 and 3, together with the rooms above to provide 'bed and breakfast' accommodation. The single storey section could be used for communal facilities.

The proposed 'bed and breakfast' accommodation would not comprise self-contained flats.

The proposed change of use and improvements have been discussed with local residents who are in support of the proposals.

New Structures and Adaptations

The original 18th century house would originally have been an attractive and impressive dwelling in a prominent location. Unfortunately, the later extensions and adaptations have had a negative impact on the visual appearance of the building.

Necessary repairs to the existing external walls of the original house have revealed that the walls of the north, south and west elevations are constructed of flintwork with brick dressings, which have been render over on the west and south elevations and painted on the north elevation. The intention is to remove the render and repair/replace and repoint the original flint work as necessary.

The proposals also include the increase of window sizes on the west elevation, together with additional windows on the south elevation, to provide more natural light into the large internal rooms. It is also intended to replace the PVCu windows with painted timber.

A new chimney is proposed for the south elevation in a similar location to the original chimney which was removed at some stage.

A section of the existing flint west boundary wall has been removed as it was unsafe; which will be rebuilt to match the original as indicated on the drawings.

Further improvements and upgrading of the remaining structure are planned and will form part of the future discussions with Arun District Council relating to the proposed 'bed and breakfast' proposal.