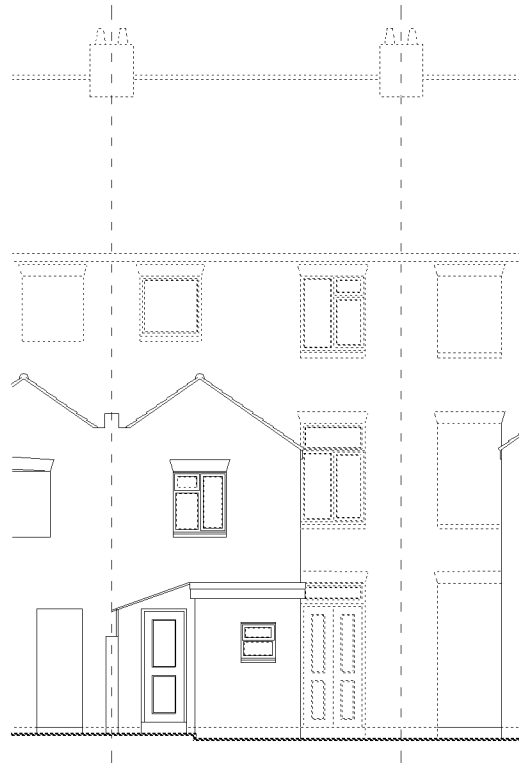

Sussex Building Consultancy Limited



Design and Access Statement for

Conversion of rear two storey maisonette into a studio and a 1xBed apartment.

4 St Augustine Road, Littlehampton, BN17 5NG.

Date : 02 May 2019

Ref : SBS/4SAR/01

Revision : A

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1.0 Introduction

- 1.1 This application is for detailed planning approval for the conversion of the rear 2-Bed maisonette set over two floors into two new self-contained apartments. One will be a studio unit on the first floor the other a 1-Bed apartment on the ground floor.

2.0 Site Assessment

- 2.1 The existing building that the maisonette sits within is a 3 storey mid-terraced property that is currently divided into 4 self-contained units.
- 2.2 The main body of the building is divided into 3 flats on each of the floors with a 2 storey maisonette to the rear – all accessed off a central staircase. The maisonette also has a rear access door which opens out into a courtyard area with separate access from the rear.
- 2.3 The property has painted external rendered walls to the front elevation and face brick finish to the rear with a pitched roof covered with concrete interlocking tiles. The rear single storey addition has a felted flat roof detail.
- 2.4 Windows and doors are white PVC framed double glazed units.
- 2.5 The application site is around 128 m2 with the existing building taking up the vast majority of this plot.
- 2.6 The existing flats have no dedicated parking and are served by on street parking to the front.
- 2.7 St Augustine Road sits within the established residential area of Littlehampton and is characterised by substantial dwellings mostly converted into flats or purpose built apartments.
- 2.8 The building is in a very sustainable position with the town shops and many amenities a short walk away. Likewise there are good bus and road links, the nearest main line railway station of Littlehampton is within easy walking distance less than half a mile distant.

3.0 Planning History.

Pre 1987 History

Reference	Location	Proposal	Type	Status
<u>LU/172/74</u>	4 St Augustine Road Littlehampton	Accommodation to provide bed & breakfast only for persons referred by Social Security	Planning	Refuse
<u>LU/19/76</u>	4 St Augustine Road Littlehampton	Change of use of existing building to a hostel	Planning	Refuse

<u>LU/226/76</u>	4 St Augustine Road Littlehampton	Change of use of existing buildings to a hostel for use by persons referred by	Planning	Refuse
<u>LU/277/71</u>	4 St Augustine Road Littlehampton	Change of use to guest house construction of bedroom and bathroom at rear	Planning	Refuse
<u>LU/388/73</u>	4 St Augustines Road Littlehampton	Multiple dwelling hostel	Planning	Refuse
<u>LU/389/73</u>	4 St Augustine Road Littlehampton	Extension to toilet & bathroom	Planning	Approve Cond
<u>LU/389/73/8</u>	4 St Augustine Road Littlehampton	Extension to toilet & bathroom	Building	Permitted
<u>LU/477/71</u>	4 St Augustine Road Littlehampton	Extension at rear including shower room change of use to bed/breakfast	Planning	Refuse
<u>LU/500/79</u>	4 St Augustine Road Littlehampton	Change of use form existing hostel to proposed bed and breakfast	Planning	Approve Cond
<u>LU/512/79</u>	4 St Augustine Road Littlehampton	Proposed external staircase to use flat roof	Planning	Refuse
<u>LU/512/79/8</u>	4 St Augustine Road Littlehampton	Proposed external staircase to use flat roof	Building	Permitted

Post 1987 History

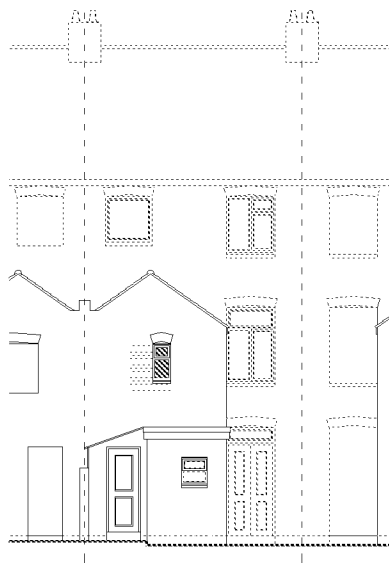
Reference	Location	Applicant	Accepted	Proposal	Type	Status
<u>LU/90/19</u> <u>/BR</u>	4 St Augustine Road Littlehampton BN17 5NG		20- 03-19	Conversion of property into 4 self contained apartments - RESUBMISSION of LU/233/04/BR (RJ)	Building Bldg Regs-Ex Of Time	Passed Condit'n
<u>LU/233/0</u> <u>4/BR</u>	4 St. Augustine Road Littlehampton		03- 06-04	Conversion to 4 no.flats.	Building Bldg Regs-Ex Of Time	Rejected
<u>LU/273/0</u> <u>3/</u>	4 St Augustine Road Littlehampton	Mr & Mrs Shah	08- 07-03	Conversion of premises to 4no. flats (Re-submission following planning application LU/166/02/)	Planning Plan Application	Approve Conditionally
<u>LU/166/0</u> <u>2/</u>	4 St Augustine Road Littlehampton	Mr Shah	10- 07-02	Conversion to 5 no flats	Planning Plan Application	Refused

LU/175/00/	Off Shore Guest House 4 St Augustine Road Littlehampton	Mrs J Feltham	16-06-00	Change of use from guest house to private dwelling	Planning Plan Application	Withdrawn
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- 3.1 As can be seen from the tables above, there is a substantial planning history on the site, however, the more pertinent applications are;-
- 3.2 LU/166/02 - Conversion into 5 flats – Refused – 16 October 2002.
- 3.3 LU/273/03 – Conversion into 4 flats – approved – 14 January 2004.
- 3.4 The building has in the past been used as a guest house, bed and breakfast facility as well as a single dwelling originally.
- 3.5 As stated before, many of the original buildings in the road have been converted into flats.

4.0 Design Proposal.

- 4.1 Externally there is very little change to the appearance of the building, certainly from the front there is no change at all. To the rear two storey part there will be some very minor fenestration changes to suit the new internal layout of the apartments.
- 4.2 Internally, the existing accommodation staircase is to be removed which frees up enough space for the two units.
- 4.3 On the first floor the studio flat will cover 18.7 m². The accommodation consists of a bedroom/living area off a lobby entrance from the existing stairwell with a small kitchenette area and en suite shower room.



Drawing – Proposed Rear Elevation

- 4.4 The ground floor apartment benefits from the existing rear access from St Augustine Road via the side of No. 5 next door. The accommodation consists of the new bedroom with a new shower room and living area alongside the existing kitchen area at the back.
- 4.5 No additional windows are created as part of this development, merely the replacement of existing windows, there is therefore, no loss of privacy to surrounding properties.
- 4.6 There is also no addition to the bulk of the existing building.

5.0 Use

- 5.1 The current property is divided into four self-contained apartments, 3 No. 1-Bed flats and the rear 2-Bed maisonette.
- 5.2 The resultant building will have five flats with 4 No. 1-Bed flats and a studio apartment.

6.0 Amount

- 6.1 The floor area of the ground floor flat will be 28.3 m².
- 6.2 The floor area of the proposed first floor flat will be 18.8 m².

7.0 Site Layout

- 7.1 The proposals also include provision for cycle and bin storage to the rear to serve the two rear flats.
- 7.2 The internal arrangement of the proposed dwelling is designed to prevent loss of privacy to adjoining occupier and meet the aspirations of modern living.

8.0 Scale

- 8.1 The scale of the resultant building is unchanged by this development.

9.0 Landscaping

- 9.1 The landscaping of the site is unaffected by this proposal.

10.0 Trees

- 10.1 There are no trees on this site.

11.0 Appearance/Materials

- 11.1 The only pertinent material for this development will be that brickwork used to infill the window area will be to match existing.

12.0 Access

- 12.1 Parking to serve the proposed flats is served by the on-street facilities in the area as the site is considered to be in a sustainable.
- 12.3 The stepped approach, which accords with requirements under Document M of the Building Regulations, is already provided to the proposed flats. The internal arrangement, including circulation space, cloakroom and services, will additionally be in accordance with Approved Document M. This means that the proposed dwelling will be accessible in accordance with current standards.

13.0 Sustainability Statement

- 13.1 This sustainability statement has been prepared in support of a full planning application. It will examine how the proposal is efficient in terms of energy and water usage, and how the general level of accessibility is concerned.
- 13.2 The proposal is for the conversion of the existing maisonette into two self-contained units, sited in a sustainable and established residential location.
- 13.3 The intention is to provide well-designed, low-maintenance apartments, which will be insulated to comply the requirements of Part L of the current Building Regulations.
- 13.4 Standard Assessment Procedures (SAPs) will be completed upon submission of Building Regulations to produce an indication of the overall energy efficiency of the building.
- 13.5 Domestic heating will be via energy efficient condensing boilers and heating. Low-energy electrical equipment and apparatus will be installed where practical, including low-energy lamps.
- 13.6 The development will incorporate low flow appliances with supply restrictor valves, spray taps and dual flush toilets. This can potentially provide up to 40% saving in water usage when combined with 'A' rated appliances.
- 13.7 Ventilation will be via natural means of opening windows and trickle vents, with mechanical extractors for the kitchen and bathrooms.
- 13.8 The main living areas have been located to take advantage of solar gain, where possible.
- 13.9 Selection of materials throughout the construction process will ensure, where possible, the usage of sustainable materials from managed sources. All timber used within the construction of the dwelling will be FSC certified.
- 13.10 The choice of materials will also reflect future requirements in terms of maintenance redecoration and component replacement.
- 13.11 Refuse and recycling bin storage and cycle storage will be provided for both dwellings.
- 13.12 Overall, the building will be constructed in a manner which seeks to comply with the most up-to-date standards, and where possible, development will seek to exceed those standards.

14.0 Flood Risk

- 14.1 The site is located within Flood Zone 1 as indicated on the Environment Agency plans and therefore outside the areas at risk of flooding.
- 14.2 Floor levels will be a minimum of 225 mm above ground level.

15.0 Drainage

- 15.1 As the development makes no changes to the external parts of the building other than window replacement, surface water drainage is not an issue.

16.0 Planning Policy and Conclusions

Policy General

- 16.1 The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans, and the Adopted Bognor Regis Neighbourhood Development Plan. The Emerging Arun Local Plan 2011-2031 is also a material consideration.

Arun District Council's Development Plans:

- 16.2 Paragraph 215 of the NPPF ensures that specific policies in the Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.
- 16.3 Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of planning applications. Following publication of the Local Plan, a formal public consultation, examination and adoption process takes place.
- 16.4 The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Development Plan Policies

The key policies of relevance to this application are as follows:

Arun District Local Plan 2003

- ⌄ GEN2 Built-up Area Boundary
- ⌄ GEN7 Form of New Development
- ⌄ GEN12 Parking in New Development

Emerging Arun Local Plan 2011-2031

- ⌄ SD SP1 Sustainable Development
- ⌄ SD SP2 Built-Up Area Boundary
- ⌄ D DM1 Aspects of Form and Design Quality
- ⌄ D SP1 Design
- ⌄ D DM2 Internal Space Standards
- ⌄ D DM3 External Space Standards
- ⌄ T SP1 Transport and Development
- ⌄ ECC SP1 Adapting to Climate Change
- ⌄ QE SP1 Quality of the Environment

Bognor Regis Neighbourhood Plan

- ✧ Contains no policies of relevance to the proposed development.

West Sussex County Council's Waste and Minerals Plans

- ✧ Contains no policies of relevance to the proposed development.

The National Planning Policy Framework and National Planning Practice Guidance also contain policy and guidance of relevance to this proposal.

Policy Considerations

- 16.5 The application site is located within the built-up area, where the principle of development is acceptable, subject to accordance with relevant planning policies. The main criteria against which the application must be assessed are contained within the Arun District Local Plan which in this case is considered to be policies GEN7 and GEN12 of the Arun District Local Plan 2003, and policies D DM1, D DM2, D DM3, QE SP1, ECC SP1 and T SP1 in the Emerging Arun Local Plan 2011-2031. These policies seek to prevent development that would have an adverse impact upon visual and residential, adverse impact on the environment, and to secure satisfactory access and parking provision.

Policy Conclusions

- 16.6 The development proposed is in accord with Council policies and in particular those relating to Area of Special Character, since it meets the criteria and guidelines set out in those policies. The development is located within an area of dwellings where there is mixed design and materials, and it does not give rise to any significant impact on the street scene, nor on the amenity of surrounding occupiers. The design is sympathetic to its location, and separation between developments is generally maintained.
- 16.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-
"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise."
- 16.8 The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or materially adverse impact on the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.
- 16.9 The planning application in effect is to provide an additional flat to the building. The proposal is sympathetic to the site, its surroundings, and the locality in general.
- 16.10 The proposed development is sited on previously developed land within the settlement boundary of Littlehampton, which is a sustainable location for development.
- 16.11 The site is already occupied by a building housing 4 x No. flats and the plot size is large enough and sufficient to accommodate the development. Development density will not be dissimilar to other buildings in St Augustine Road.
- 16.12 The site is within walking distance of local amenities and bus services.
- 16.13 The proposal is in accordance with all development related policies in the Development Plan and in accord with all other material considerations. It does not give harm to amenity, or the appearance of the area. We hope therefore the Council will feel it appropriate to grant Planning Permission.
- 16.14 There are considered to be no material considerations nor harm to amenity or other matters which would give rise to a justification for a refusal of planning permission.