

Change Of Use From Tea Rooms To Dwelling
Ground Floor Front, 45 Pier Road, Littlehampton

Design and Access Statement

for

**Change Of Use Of Ground Floor Tea Room To Dwelling
A3 to C3**

at

45 Pier Road
Littlehampton
West Sussex
BN17 5LW

January 2017



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Introduction

The property is used as a tea room on the ground floor with a domestic dwelling on the first floor. The current owners wish to revert to the previous use as in 2013. The ground floor kitchen is to remain for commercial use i.e. food preparation, to be used occasionally by others for outside catering.

The reason for the proposed changes is the proprietor's progressively debilitating back problems, which has deteriorated since her operation last year.

This means that she is unable to stand for long and is often in severe pain.

This is a situation that is likely to worsen in the future, resulting in her requiring a wheelchair for mobility.

In the near future, the room will be used by her close family as accommodation and in the longer term, when she is unable to use the stairs, for herself.

1. Assessment of Context

- Physical context

The property is a small two storey building plus a room in the roof space. The frontage faces Pier Road and pedestrian walkway.

The external finish is painted render under a tile clad pitched roof.

- Social and economic context

The proposal would not impact on local residents as pedestrian access to the building will lessen considerably. The property has had a similar use in the past.

Planning context

There will be little change to the external elevations and will mainly revert to as it was in 2013.

Local Involvement

None.

2. Evaluation

This proposal will have little effect on the local street scene.

3. Design Principles

General comments are given below regarding the design principles followed in the preparation of this proposal, however the comments regarding amount, layout, scale, landscaping and appearance, usually part of a Design and Access Statement have not been made as the building and site will remain as existing.

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4. Access

Vehicular access is not applicable and the amount of pedestrian access will reduce considerably.