



**71 BEACH ROAD,
LITTLEHAMPTON,
WEST SUSSEX**

**DESIGN AND ACCESS STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR CHANGE OF USE FROM A GUEST HOUSE
TO A SINGLE RESIDENTIAL DWELLING**

SEPTEMBER 2019

**Sloane and Brown Ltd
Unit 3B Woodhorn Business Centre
Woodhorn Lane
Oving Chichester
West Sussex PO20 2BX**

INTRODUCTION

The proposals comprise the change of use of 71 Beach Road, Littlehampton from a Guest House to a single dwelling. No external alterations or extension are proposed.

THE SITE

The site as a whole is owned in entirety by the applicant.

The site forms one half of a pair of semi-detached properties, each of which is three storeys in height.



Front elevation

DESIGN PRINCIPLES AND CONCEPTS

There would not be any external changes or form of extension to the existing building, and the only work that is required to change the use to a single dwellinghouse would be internal.



Rear elevation

ASSESSMENT OF PHYSICAL CONTEXT

71 Beach Road is located on the east side of Beach Road and overlooks public gardens to the front. Similarly proportioned properties are located in close proximity to the site. The front garden has previously been surfaced with hard surfacing and provides parking for two cars.

DESIGN PRINCIPLES - THE USE

The property would have originally been built as a large single dwelling. It has most recently been used as a Guest House, but this has been proven to be financially unviable. The proposal is for the property to revert to use as a single dwelling house.

AMOUNT OF DEVELOPMENT

The external footprint of the building would not be altered as no form of extension is proposed.

SCALE

No form of extension or enlargement is proposed to the building, and accordingly this heading is not appropriate.

LAYOUT

The existing layout of the site would be retained.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The following planning policies are pertinent to the proposals:

Arun District Council Local Plan

- **Policy W DM2 – Flood Risk.** This is addressed under the heading in this document of ‘flood risk assessment’.
- **Policy D DM2 – Internal space standards.** The proposed dwellinghouse would comply with the requirements of the Nationally Prescribed Space Standards.
- **Policy D DM4 – Extensions and alterations to existing buildings (residential and non-residential).** There would not be any form of extension to the existing building, and the proposed alterations would be internal only.
- **Policy TOU DM1 – Tourism related development.** The most relevant part of this policy states: *Excepting Permitted Development Rights or Local / Neighbourhood Development Orders, existing visitor attractions, facilities and accommodation (except camping and caravan sites), will not be granted planning permission for a change of use that leads to the loss of a visitor offer unless it is demonstrated that the use is no longer required and the site is unlikely to be reused or redeveloped for visitor purposes. To demonstrate these requirements, the Council will require:*
 - e. that alternative visitor uses have been fully explored;*
 - f. an appraisal indicating that the use is no longer viable;*
 - g. evidence that the site has not been made deliberately unviable; and*
 - h. evidence of the suitability of the site to accommodate the alternative use.*

Since the property started being used as a Guest House it has struggled to be financially viable. The property has been advertised for sale by Leaders in Worthing both off-market and on the open market from 2017 until early 2019, and no offers have been received which would continue the Guest House use. This is evidenced by the separate letter from Leaders dated 21 September 2019. The property is no longer trading as a Guest House as the current owners are unable to successfully operate

this, particularly during the quiet winter season. The current owners have made their best efforts to make this a successful enterprise to support tourism and to provide visitor facilities but there is simply no demand for guest accommodation of this type in this location. The fact that there have been no offers to buy the property for Guest House use helps to reinforce this. The property would not be able to be used for an alternative tourism related use, but could be very easily and simply converted back to it's original use as a large single dwellinghouse.

National Planning Policy Framework (2018)

The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. The introduction to the NPPF states that planning permission should be determined in accordance with the development plan unless material consideration indicate otherwise. The proposals comply with the relevant parts of the NPPF.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, and the Arun District Council Local Plan, and would not result in adverse harm to the area.

The design solution is set out in a statement below. To summarise this, we have adopted a suitably sensitive approach.

DETAILED DESIGN STATEMENT

Design Principles

An appropriate design approach has been taken with the proposals. Details of the proposed design solutions are as follows:

Landscaping and Planting

No changes are proposed to any external areas, and no new planting is proposed.

Appearance

The external appearance of the building will be entirely retained as existing.

ACCESS

Access to the building would remain exactly as existing.

FLOOD RISK ASSESSMENT

The site is identified on the Environment Agency's flood maps as being within Flood Zone 3. The proposals will not increase the risk of flooding within or close to the site. The change of use from a Guest House to a single dwelling house would improve flood safety as the property would be occupied by a single household rather than individuals. If required in the event of a flood, the occupants could vacate all ground floor areas. There are currently two bedrooms at ground floor level, but there would not be any bedroom accommodation at ground floor level once the property is converted to a single dwellinghouse, and this would improve the safety for occupants in the event of a flood. The existing surface water drainage system will not be altered as a result of the change of use.

NOISE IMPACT ASSESSMENT

The proposals would not specifically result in any increase in noise generation.

SUMMARY

A appropriate approach has been taken with the proposals for the change of use to a single dwellinghouse, and the proposals can be seen to comply with relevant planning policies.

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