



**38 ARUNDEL ROAD
LITTLEHAMPTON
WEST SUSSEX
BN17 7DB**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR CHANGE OF USE OF SINGLE DWELLINGHOUSE
TO TWO RESIDENTIAL APARTMENTS AND ASSOCIATED EXTERNAL ALTERATIONS**

DECEMBER 2020

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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for the change of use of a single dwellinghouse to two residential apartments and associated external alterations at 38 Arundel Road, Littlehampton, BN17 7DB.



38 Arundel Road – front / side elevation



38 Arundel Road – rear elevation

SITE HISTORY

There is no specific recent planning history relating to 123 Longford Road.

The property has historically been used as a relatively large single dwellinghouse.

The property is currently vacant.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise the change of use of a large single dwellinghouse to form two residential apartments. The principle (front) elevation will not be altered in any way. There would be very modest changes to both the rear and side elevations together with some internal reconfiguration to suit the proposed new use.

ASSESSMENT OF PHYSICAL CONTEXT

The site is located close to the town centre of Littlehampton, and surrounding properties are in residential use as both single houses and apartments. The property forms the end of a terrace of houses. The site benefits from gardens to the front, side and rear.

DESIGN SOLUTION

The proposed alterations of the existing building have been suitably designed to provide a fully appropriate external appearance with minimal changes to the existing elevations.

The internal space would be reconfigured slightly to provide 2no. two bedroom apartments.

INVOLVEMENT OF LOCAL INTERESTS

Due to the relatively minor nature of the proposals, no consultations have been carried out.

SCALE

Some external alterations are proposed to the side / rear of the property. This would involve taking down part of previous extensions and reconstructing them on the same footprint but with a slightly increased roof pitch which would complement the existing building. Changes to the bulk and scale will be minimal.

FLOOD RISK

The site is not within a Flood Zone as defined on the Environment Agency's flood maps.

LAYOUT

The general orientation of the existing property would be entirely retained. The existing main entrance door will be retained for access to one of the apartments, and a new external door provided for separate access to the other apartment. Both apartments would have separate pedestrian access points from public areas and each would have their own external amenity areas.

AMOUNT OF DEVELOPMENT

The proposals for the new residential apartments comprises the following:

Flat A	Basement	Storage
	Ground Floor	Sitting Room
		Kitchen
		Bathroom
		Bedroom 1
		Bedroom 2
Flat B	Ground Floor	Entrance Hall
	First Floor	Sitting Room
		Kitchen
		Bathroom
		Bedroom 1
		Bedroom 2

Proposed flat A would have a gross internal floor area of approximately 84.3m² (907 sq ft) and flat B would have a gross internal floor area of approximately 65.0m² (700 sq ft). Both proposed apartments would have two bedrooms, separate kitchens, and would be suitable for family occupation.

The location and configuration of the existing staircase between the ground floor and first floor would not enable easy conversion of the property into two separate apartments. Accordingly, this has been shown as being removed and a new staircase fitted in an alternative location to enable easier splitting of the current single dwelling into two apartments.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework 2018 (NPPF) is a material consideration in the determination of planning applications. The NPPF makes it clear that saved local plan policies should only be afforded weight relative to their degree of conformity with the NPPF. Further planning policies for the site are contained within the West Sussex Structure Plan 2006-2016 (adopted July 2004), the Arun District Council Local Plan (February 2014).

Relevant policies from the current ADC Local Plan are as follows:

- Policy D SP1 – Design. The proposals would be of an entirely appropriate design, with minimal alterations to existing elevations. There would only be slight alterations to the existing side and rear elevations of the property.
- Policy SD SP2 – Built-up Area Boundary. The site is located within the defined built-up area.
- Policy D DM1 – Aspects of form and design quality. The proposals should be acceptable in terms of form and design quality as there would be minimal changes.
- Policy D DM2 - Internal space standards.

Policy D DM2 of the adopted Arun Local Plan 2011-2031 (July 2018) relates to internal space standards and states: *‘The planning authority will require internal space to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirement of all occupants and their changing needs. Nationally Described Space Standard will provide guidance.’*

We accept that proposals for new residential dwellings should ideally comply with ‘technical housing standards – nationally described space standard’ published by the Department for Communities and Local Government (March 2015). This document stipulates internal space standards and key dimensions for new dwellings. The chart below demonstrates the key standards and whether the proposed scheme complies with these requirements:

Technical Requirement	Proposed – Flat A	Compliance – Flat A	Proposed – Flat B	Compliance – Flat B
Single bedroom min 7.5m ²	Not applicable		10.2m ²	Yes – second bedroom
Single bedroom min 2.15m wide	Not applicable		2.88m	Yes – second bedroom

Double bedroom min 11.5m ²	Bedroom 1 - 13.5m ²	Yes	Bedroom 1 - 11.8m ²	Yes
	Bedroom 2 – 11.8m ²	Yes		
Double bedroom min 2.75m wide	Bedroom 1 - 3.52m	Yes	Bedroom 1 - 4.25m	Yes
	Bedroom 2 – 3.4m	Yes		
2 bedroom, 4 person, single storey flat min gross internal floor area of 70m ²	84.3m ²	Yes		
2 bedroom, 3 person, single storey flat min gross internal floor area of 61m ²			65.0m ²	Yes
Built in storage of 2.0m ²	16.3m ²	Yes	2.3m ²	Yes

The assumption has been made that the second bedroom within flat B would accommodate a single bed only as the size of this room would not achieve compliance as a double / twin bedroom.

On this occasion, full compliance with the Nationally Described Spaces Standard can be achieved for both proposed residential apartments.

- Policy D DM4 – Extensions and alterations to existing buildings (residential and non-residential). There would only be slight alterations to the existing side and rear elevations of the property.
- Policy ECC SP2 – Energy and climate change mitigation. Due to the nature and constraints of the site there would not be any scope to provide low carbon energy systems or further measures to promote energy efficiency.
- Policy SD SP1 – Sustainable Development. The site is located in a highly sustainable location very close to Bognor Regis town centre.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, and the Arun Local Plan.

ACCESS AND PARKING

There is no existing parking within the site, and there is no space on the site to provide any parking without compromising the garden areas. However, the site is located close to the town centre and there are good public transport links. Unrestricted on-street parking is available on Connaught Road directly outside the site.

Bicycle storage will be provided for each apartment within dedicated facilities within each garden area.

LANDSCAPING STRATEGY

There would not be any new hard or soft landscaping. An existing holly tree close to the boundary will be removed as this could potentially cause damage to the boundary wall and the main property if it is left to grow.

LIGHTING ASSESSMENT

There would not be any noticeable increase in light spillage to surrounding areas. The existing conservatory area, which has extensive areas of glazing, will be replaced with a more substantial structure with a slate roof covering. This will reduce the amount of light spillage.

BIN STORAGE AND COLLECTION PROVISION

Individual household and recycling bins will be provided for each of the residential apartments, and these will be stored within the external area allocated to each of the apartments.

FOUL AND SURFACE WATER DRAINAGE STATEMENT

The existing property connects into the existing mains foul drainage system, and this arrangement would not change. There would not be any changes to the existing surface water drainage.

SUMMARY

The proposal is for the change of use of a single residential dwellinghouse to two residential apartments, together with associated external alterations.

National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting the planning application. Compliance can be demonstrated with all relevant planning policies. This proposal should be acceptable in principle, and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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