
Design and Access Statement

Change of use from
Offices, Use Class A2

to

Single Dwelling

at

3 New Road
Littlehampton,
West Sussex,
BN17 5AX

For
MJH Property
Development Ltd

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Application for Change of use from Offices, Use Class A2 to single dwelling

Introduction

This Design and Access Statement accompanies the Planning Application for change of use from Offices to a single dwelling.

Photographs show the external elevations to the property.



Front Elevation

The site plan shows the location of the building set in its immediate surroundings.

The building is a traditional construction with brick elevations under a traditional clay tile roof.

The original change from a single house was carried out in May 1988 first to an Architect's office (Ref LU/238/88) and then to its present use as offices for a development company in May 1990 (Ref LU/128/90) and has been used for this purpose until 2008 when the present owners vacated the building.

Following Government encouragement to regenerate housing in town centres, we believe that this modest increase in residential accommodation would be welcome in Littlehampton town centre. (See also statement from Communities Secretary Eric Pickles attached to this statement)



Rear Elevation

Previous Use

The office was occupied by MJH Property Developments Ltd., from 1990 until 2008. The building has been vacant since this time.

The offices have recently been re-decorated.

The offices have been vacant since 2008— approximately 4 years.

1. Design Component

Amount of Development

In considering dwellings, we have investigated the likely need for dwellings of the type proposed, and bearing in mind that, in this location, Littlehampton has an abundance of local amenities, we consider that the reversion to a single house, the most appropriate use, bearing in mind its location.

The property has a small rear garden with pedestrian access and as such would be ideal for a small family unit. Cycle storage will be available in this rear garden.

Layout of the building relating to access to open spaces

This area of Littlehampton is within easy reach of the sea front, with extensive green areas for leisure activities. This public amenity land provides general walking areas, a skateboard park, Swimming pool and Leisure Centre, a landscaped park with children's playground, a boating pool, and large areas of

grass for a wide range of outdoor leisure activities, as well as The Windmill Complex.

Scale of Building

The proposal is for the reversion to a single house. It will not affect the outlook in any way, with no external changes nor internal alterations.

2. Appraising the Content

The existing building was originally constructed as a house. We therefore believe that this proposal will not alter the area or the town detrimentally but improve the general area by allowing residents to re-generate the town in the evenings, when offices and shops close. In addition, this scheme will bring this building in line with neighbouring properties in the locality.

3. The Access Component

The proposal, by its nature, is for the reversion to a single house. Access to the front door is via a short path.

Sustainability

The building is built in a traditional manner, with cavity wall construction. The proposal will make no changes to the structure or thermal elements.

Recycling

We shall be providing for all facilities in an area set aside in the rear garden of the property for Refuse Collection and Re-cycling bins

Flood Risk Assessment

3 New Road, Littlehampton is located within Flood Zone 3, as defined by the Local Planning Policy Statement and we therefore submit the following risk assessment.

FLOOD RISK ASSESSMENT

Re; Change of use from part residential /part B1 office to revert back to former residential use.

3 New Road, Littlehampton, BN17 5AX

Site, need for flood risk assessment

The site is within current flood zone 3, considered to be at high risk of flooding. PPS25 states in this connection that a commercial uses is "less

vulnerable" and residential is "more vulnerable". Hence a flood risk assessment must be submitted with the planning application.

Current office use

The office has been vacant since 2008

Proposed use

The proposed residential use is for a single dwelling, not a division into multiple occupancy. It is not proposed to use the ground floor for sleeping accommodation.

Proposed use: provision for refuge

The first floor accommodation provides adequate refuge in the event of an extreme flood event. As there is no sleeping accommodation on the ground floor.

Conclusion

The proposed reversion to residential use does not represent a significant increase in vulnerability to an extreme flood event warranting refusal of the application

10th February 2012

Statement from Communities Secretary Eric Pickles

We have enclosed this statement by Community Secretary, in order to highlight the overriding opinion of the Government that out of use or unsuitable office buildings should be returned to domestic use. 3 New Road, although on the outer limit of the town, with the Lidl Supermarket opposite the said house, it could be suggested that New Road is an extension of the town centre.

Growth plan to transform empty offices into new homes
Published 8 April 2011

In a major effort to boost housing supply, dormant offices will be unshackled from a bureaucratic planning system so they can be transformed into new homes under proposals unveiled by Communities Secretary Eric Pickles today.

Beyond the inherited economic conditions the Government believes one of the key barriers to increasing housing supply is the lack of land and buildings available for residential development or conversion.

In 2009-10 house building hit a record low of 129,000 new homes, the lowest level in any peacetime year since 1924. Only 2.8 per cent came from office conversions. This is at odds with the latest commercial vacancy rate of 7-9 per cent, which suggests there is an oversupply of commercial land.

Today Mr Pickles is publishing a consultation that proposes to scrap the planning approval requirement for changing use from a commercial property to a residential property, which can be costly and time consuming, so it is easier for developers to turn vacant offices into new homes.

Plans to bring empty commercial buildings back in to use to increase housing supply by deregulating the planning system was set out in the Budget's Growth Review.

If all the long-term office space currently available was converted it could potentially deliver 250,000 new homes and save just under £140 million over ten years in unnecessary red tape costs.

A wider review of the change of use rules, known as Use Classes Orders, and its interaction with permitted development rights will also be carried out to reduce the planning burden further.

Today Mr Pickles also called for local communities and authorities to make greater use of their existing local planning powers, Local Development Orders, to grant permission and reduce the planning burden locally.

Eric Pickles said:

"Many towns and cities have office blocks, warehouse and business parks needlessly lying empty, while house building has fallen to the lowest in peace time history because the planning system has tied developers up in knots of red tape.

"By unshackling developers from a legacy of bureaucratic planning we can help them turn thousands of vacant commercial properties into enough new homes to jump start housing supply and help get the economy back on track. Councils already have powers to give greater local planning discretion and they should use them more to promote growth."

Decentralisation and Planning Minister Greg Clark added:

"Patterns of office use have changed as employers prefer large open plan spaces to individual offices and as more and more people work from home. That has meant that there are many offices that have been vacant for years.

"This change will make it easy to turn redundant offices into much needed homes. This will replace derelict properties with buildings in good use, contribute to relieving Britain's housing shortage and give a valuable boost to the building industry."

The Government has already taken action to help increase availability of land and housing supply. This includes the New Homes Bonus, Community Infrastructure Levy and measures in the Localism Bill including Neighbourhood Plans, the Community Right to Build, and the Community Right to Buy.

In addition, Ministers have announced a full review of national planning policy by 2012, and a commitment to reduce regulations on house builders, including the introduction of a local standards framework. The Homes and Communities Agency is also examining how the disposal of publicly owned land can be used for housing.

Notes to editors

1. The consultation seeks views on the proposal to amend the Town and Country Planning (General Permitted Development) Order 1995 to grant permitted development rights for change of use from class B1 (Business), B2 (General Industry) and B8 (Storage and distribution) to class C3 (Dwelling houses) without the need for planning applications. It will run from 8 April to 30 June 2011 and can be found at: www.communities.gov.uk/publications/planningandbuilding/relaxationchangeconsultation.

2. The Use Classes Order is a deregulatory device which allows change of use between land uses that have similar impacts, without applying for planning permission. The Government wishes to review the scope for extending the freedoms available through this route, while ensuring that planning and land use impacts are properly taken into account. To this end, the Government is proposing action on three fronts:

- To provide for the change from commercial (B use classes) to residential use without the need to apply for planning permission. This responds to the recognised and urgent need to increase housing supply at a national level. Proposals are set out in this consultation document;

- A call to local communities and local authorities to use imaginatively the powers they already have to relax planning constraints locally to target local issues, encourage development, support local economic strategies and make best use of existing properties; and
- To remove unnecessary barriers to change of use through a wider review of how change of use and permitted development is managed within the planning system.

3. The Use Classes Order was last revised in 2005. Given the broader changes that are being made to the planning system through the Localism Bill, the National Planning Policy Framework and the presumption in favour of sustainable development, a review of how change of use is best provided for in the planning system is timely.