

PLANNING STATEMENT:

Proposed changes to Summerhouse at Priory Farm, Station Road, Arundel, BN18 9PH

Proposal

To enclose part of the existing veranda of the Summerhouse to form a Shower Room and a small galley Kitchenette, and then to use the Summerhouse as occasional additional accommodation for visitors and visiting family, and from time to time as bed and breakfast / short stay self-catering accommodation.

The proposal also includes extending the fence at rear of the Summerhouse between the application site and the railway station by approximately 36 metres to the south south west by south, to an overall height of not more than 3.5 metres. The fence would be distanced from the boundary so it could be maintained from both sides. The need for the fence arises out the removal of trees and bushes on the railway land adjoining, which has resulted in a considerably increased noise nuisance from trains and Tannoy announcements to passengers on the platforms.

Location

The site lies close to, but outside the National Park boundary. The house is not Listed, but is close to an Ancient Monument. The Summer House was erected about 17 years ago, and is in the order of 4 metres from any boundary. It is extremely well screened from view from outside the site by fences, buildings and trees.

The existing gross floor area of the Summerhouse is 30 square metres, there are existing verandahs on two sides giving a total roof area of about 50 square metres, and the intention is to extend the enclosed floor space by 8 square metres on the south west side under the existing verandah roof, to provide a shower room and kitchenette.

The house and garden are well away from the road and there is adequate safe off-road parking for the envisaged use.

Proposed Use

The proposed bed and breakfast / short stay self-catering accommodation use would not be intended to provide for stays in excess of 15 consecutive nights, but the Applicants hope that paying guests would be permitted to return from time to time at reasonable intervals.

The Applicants would find a Condition limiting stays by any particular paying guest to a maximum of 15 nights in any ninety day period to be agreeable, so long as guests were not prevented from returning from time to time in accordance with these limits.

The Applicants intend use to be intermittent, with the majority of lets being very short, but would prefer to be free to take guests at any time of year, not just in a holiday season.

In addition to a smaller number of tourists holidaying in the area for a week or two, Arundel and its surroundings mainly tends to attract tourists who are passing through and just need single night accommodation, or who are attending local events, such as Goodwood race meetings and Festival of Speed, or the Arundel Festival and similar attractions which repeat year on year. Some B&B visitors

have elderly relations in Care Homes in Arun who they wish to visit periodically. The Applicants would like to be able to accommodate this kind of regular, returning guests, who are not limited to the tourist months and provided they are happy with the accommodation on offer are likely to want to return year on year.