

A DESIGN AND ACCESS STATEMENT

**Alteration and Conversion of Part of the Building to Form
Unit for Short Term Letting for Paying Guests - 2 Sefter
School, Sefter Road, Pagham.**

FOR Mr D STEVENS

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED**

1.0 CONTEXT

- 1.1 Sefter Road runs from the west of the village of Nyetimber towards Chichester. At the junction of this road and Pagham Road is a building, known as Sefter School which has recently been extended and converted into two dwellings under file reference P/150/06.
- 1.2 Number 2 Sefter School is sited to the East of Number 1 between it and the adjoining cottage. It is a two storey gable ended property with the upper floor accommodation partially within the roof space. The external wall finish is red face brick with a slate tile pitched roof.
- 1.3 To the South of the property is an portion of the building which has the lounge area on the ground floor with a bedroom above.
- 1.4 It is the ground floor lounge area which the applicants wish to convert to the use of a separate short term letting unit for paying guests. The accommodation would represent an attractive location for short term lets for vacations and weekend stays being close to the attractions of Chichester, Pagham, Bognor Regis and Goodwood.
- 1.5 Whilst the existing dwelling would loose some recreation area, there is ample living room and breakfast area space on the first floor the adequately compensate for this loss.
- 1.6 The existing dwelling has part of the car parking area to the rear of the garden (see plans) which has space to house at least 4 vehicles, with additional parking on the driveway.

2.0 PLANNING ISSUES

- 2.1 The current development plan for Arun District is the 2003 Local Plan. With regard to new tourism accommodation, policy DEV34 applies, but this is primarily aimed at development or change of use within the defined built-up areas. The site in question is outside of the defined built-up area, so this policy does not really apply. An informative is attached to the Policy which states: "development outside of the built-up area boundary for tourism will also be subject to the countryside protection policies".
- 2.2 Policy GEN3 is entitled 'Protection of the Countryside', and this states that the "countryside will be safeguarded for its own sake". The site is located within the Strategic Gap between the established built up areas of Bognor / Pagham and Chichester) - Policy AREA10 of the Local Plan refers to this. However, as the building works proposed will be internal in this case, it is felt that there is no impact with regard to the Strategic Gap.
- 2.3 PPS7 relates to countryside development. Para. 38 states: *"The conversion of suitable existing rural buildings to provide hotel and other serviced accommodation should be allowed, taking into account the policies on the*

re-use of rural buildings in paragraphs 17 and 18." Para. 40 states: "Local planning authorities should support the provision of other forms of self-catering holiday accommodation in rural areas where this would accord with sustainable development objectives". As the building has previously been converted, the appropriateness of converting this 'rural' building is not believed to be an issue in this instance. It is considered that the proposal is close enough to Pagham, as well as local tourist attractions, such as Chichester, Goodwood, the beach, harbour etc, to be considered to be appropriately located in sustainability terms.

- 2.4 The proposal is located outside of anticipated flood risk areas within Zone 1 according to the Environment Agency web site. However, on the basis that the development is for holiday lets within an existing building (that has been previously converted to a residential use) this would actually result in a neutral effect on habitation of the plot, and as such no extra people will be at risk from flooding in any case.

3.0 AMOUNT

- 3.1 This application seeks to convert the lounge area by providing for a double bedroom, en suite bathroom and a living room with a small kitchenette facility.
- 3.2 The previously approved dwelling otherwise remains unchanged.

4.0 LAYOUT

- 4.1 The existing room measures approximately 6.98 x 4.5 metres internally giving at least 31 m² in useable floor area.
- 4.2 The new unit will have its own access and small courtyard garden for private use without detriment to the existing facility serving the dwelling. The existing dwelling will retain the access in currently in use.

5.0 SCALE

- 5.1 The scale of the house is unchanged as all works are internal.

6.0 LANDSCAPING

- 6.1 The landscaping scheme will be largely unchanged save for the fencing to provide a private garden area.

7.0 APPEARANCE

- 7.1 The external appearance of the existing building will be unchanged by the development.

8.0 ACCESS

- 8.1 Existing access arrangements to the property as previously approved are unaffected by this project. Car parking will remain for at least 4 vehicles in the courtyard area with additional parking available on the gravel driveway.

9.0 CONCLUSION

- 9.1 It is felt that the sympathetic conversion of the property and the fact that the use would be contained within an existing building will mean that the impact on the visual character of the rural area would be minimal.
- 9.2 In addition to this, adequate parking provision is retained to serve the combined development and that it provides for accommodation to further encourage holiday visitors to the area without over developing the site or affecting the residential amenities of surrounding properties.
- 9.3 In the event that the application be presented to the Planning Committee I would be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the report.