

Design, Access & Planning Statement

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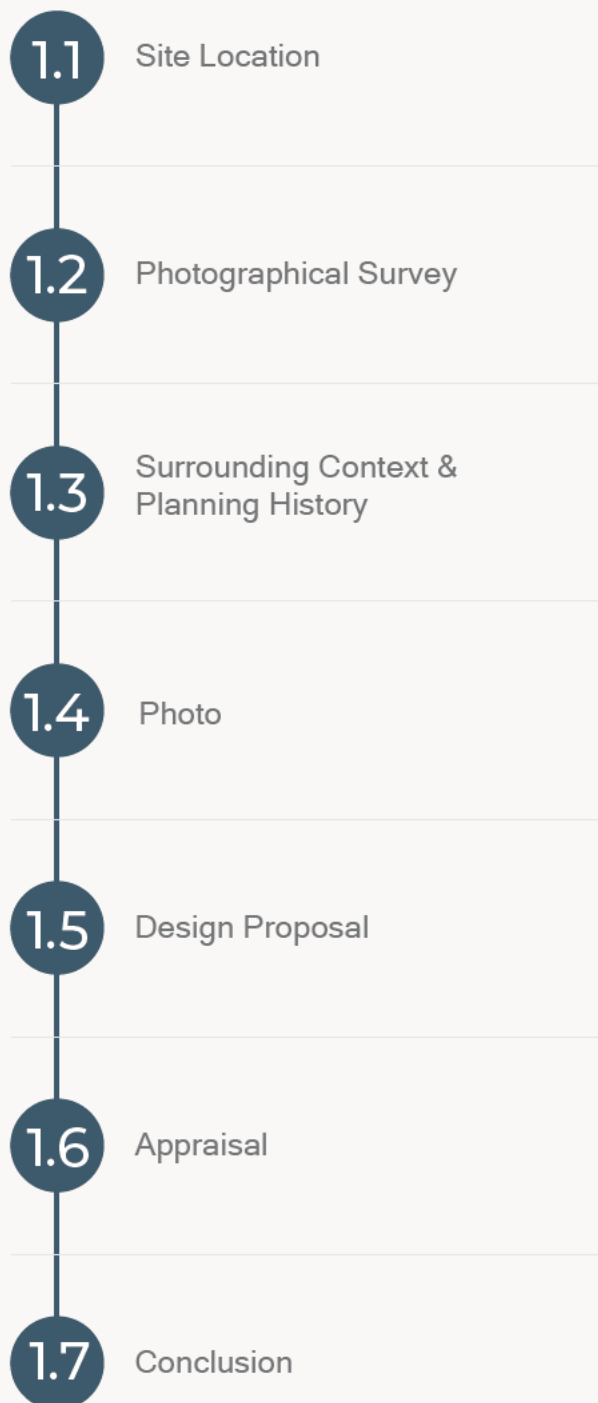
This document has been designed to be a record of key objectives, decisions and outcomes from each stage building to provide you with a complete narrative of the life of your project.

Whilst we have made every effort to ensure that all of the principle criteria are covered with the document, it should not be regarded as exhaustive and must be read in conjunction with all drawings, schedules, specifications, reports and other project documentation.

”

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Drawing no.	ARC/153/25
Rev no.	01
Prepared by:	AP
Checked by:	AP
First Issue	First Draft

Design & Access Statement



Site Location

1.1



Fig // 1.1.1 Location Plan

Administrative Area
Horsham District Council

Site Address

31 West Street
Storrington
RH20 4DZ

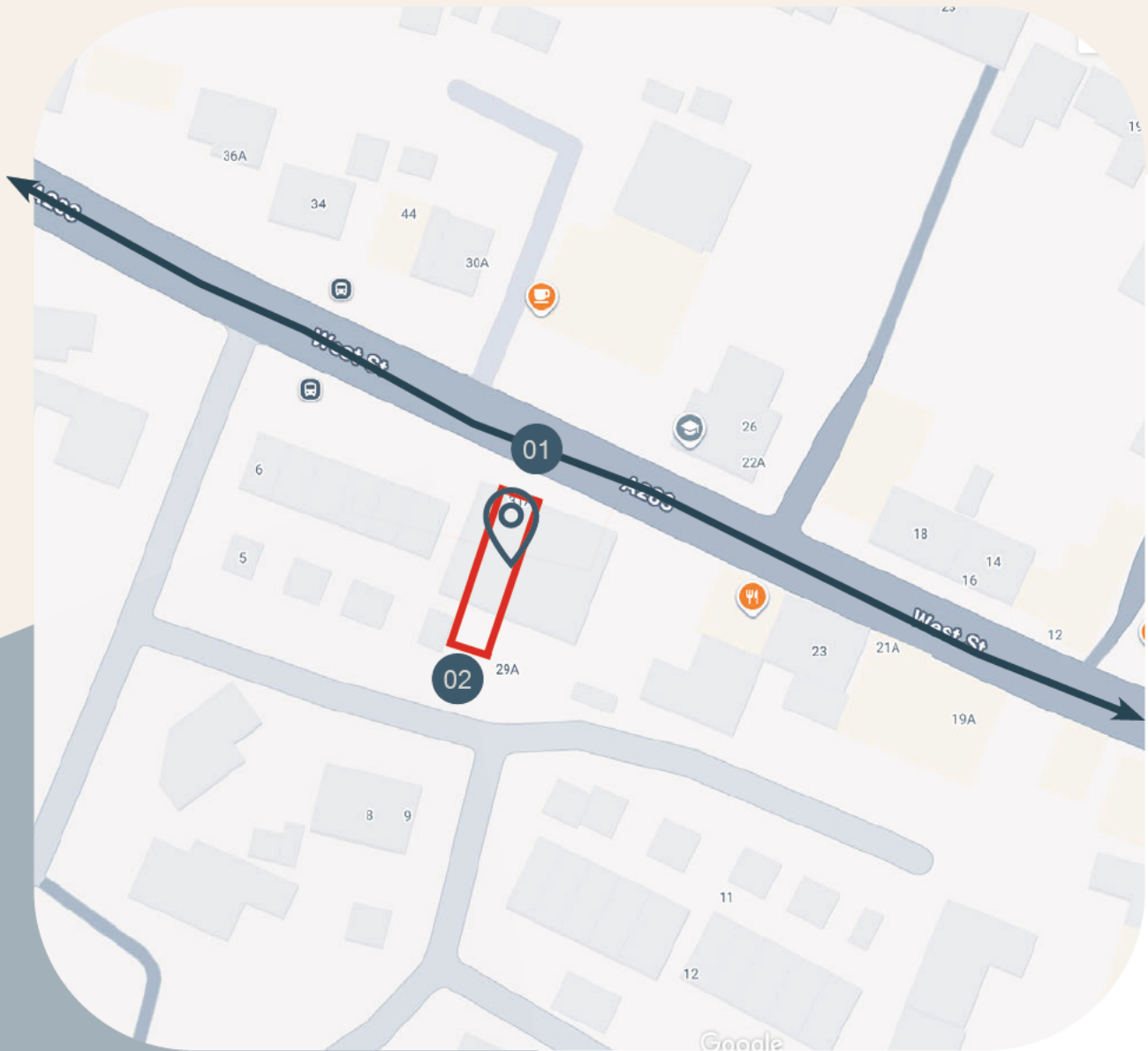


Fig // 1.1.2 Photo Plan



Property



Property Boundary



Photo Location

Surrounding Context

1.2

The site, 31 West Street, is located to the south of West Street in Storrington, within a highly sustainable

location, in the centre of Storrington. The site benefits from excellent access to local shops, services and facilities that are offered within the immediacy. Additionally, bus stops are located less than 20m from the site, on the corner of Rectory Road.

Horsham's Local Plan maps have been reviewed and reveal that the site is situated within the built-up area boundary of Storrington and within the Storrington Conservation Area. The building is not Listed. The site is also located within the Storrington Air Quality Management Area and Bat Sustenance Zone.

The Government's Flood maps for Planning have been reviewed and reveal that the site is within FloodZone 1 which has the lowest probability of flooding. The site is also not shown as at risk of flooding from surface water flooding.

The existing building contains a basement level, ground, first and second floors, and has been occupied by "Example Associates Ltd", an accountancy firm since 2007. The building has operated as an Office (Use Class E) since at least 1999, as evidence by Planning History, as set out in the next section.



Fig // 1.2.2 Local Bus Stop



Fig // 1.2.3 Local Public House

Planning History

The Council's online portal has been reviewed and reveals the following relevant planning applications:

- Reference SR/86/98. Change of use of flat to office. Application withdrawn 19 January 1999. 31 West Street.
- Reference SR/1/00. Single-storey rear extension. Permitted 16 February 2000. 31 West Street.
- Reference SR/49/01. Change of use and conversion from offices to 4 flats and parking. Permitted 27 September 2001. 27-31 West Street.

The above applications demonstrate that the site has previously been recognised by the local planning

authority as suitable for residential use, as evidenced by the 2001 permission. However, as that permission was never implemented, the lawful use of the site remains as Office. It should be recognised that neighbouring properties have also been subject to similar applications as set out below:

- Reference DC/17/1393. Proposed change of use from B1a to C3 dwelling, erection of rear garage/workshop, alterations to elevations, installation of acoustic windows and ventilation system with associated

paving and landscaping. 33 West Street. Application permitted 31 August 2017.

- Reference DC/14/1145. Prior approval of proposed change of use from



Fig // 1.3.2 Front Elevation



Fig // 1.3.3 Rear Elevaion

Design Proposal

1.5

This Prior Approval Application seeks written confirmation from Horsham District Council in relation to the proposed development being compliant with Part MA of the General Permitted Development Order (2015) (As Amended). The proposal seeks to convert the former offices into 1no. residential unit following previous and unimplemented planning approval under reference SR/49/01.

Class MA – commercial, business and service uses to dwellinghouses

'MA. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.'

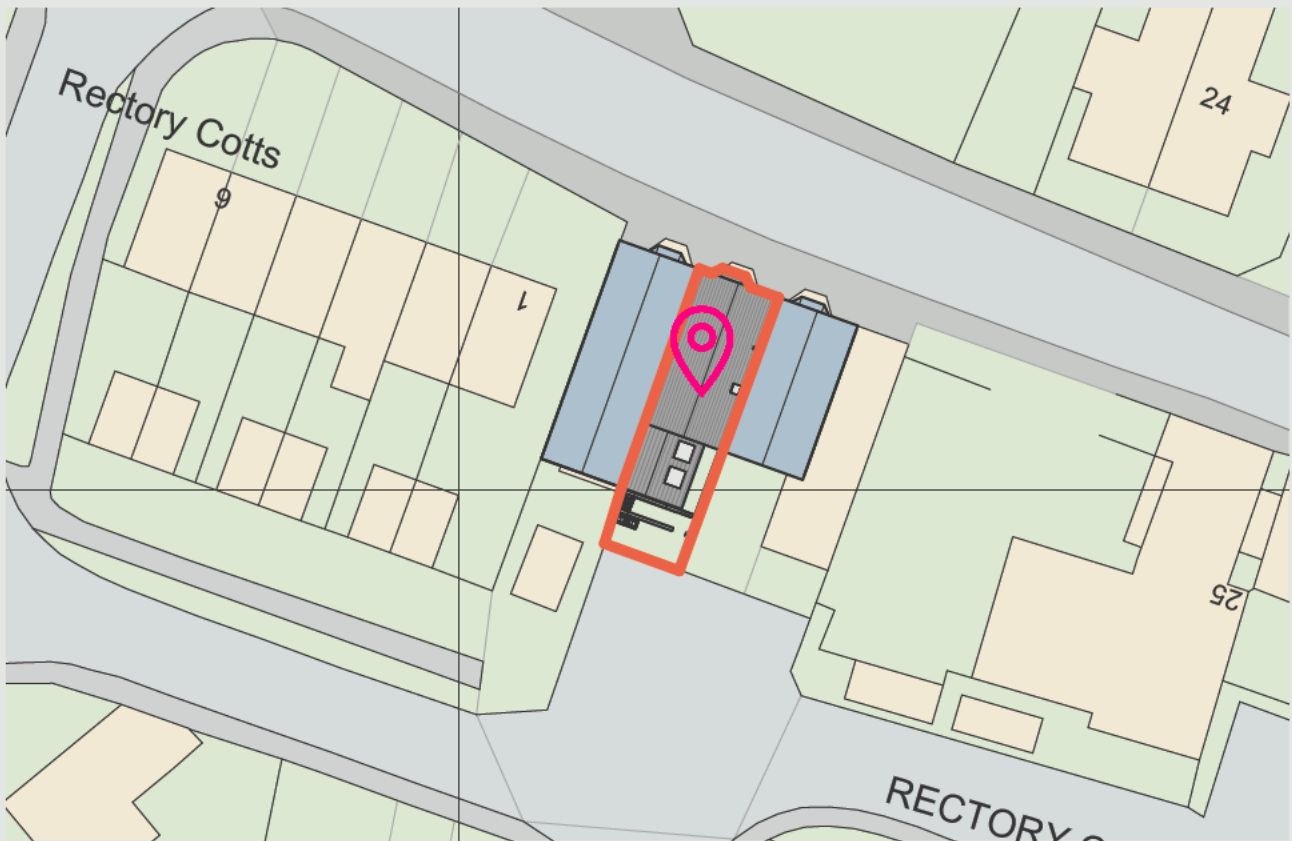


Fig // 1.5.1 Existing Plan



Property



Property Boundary

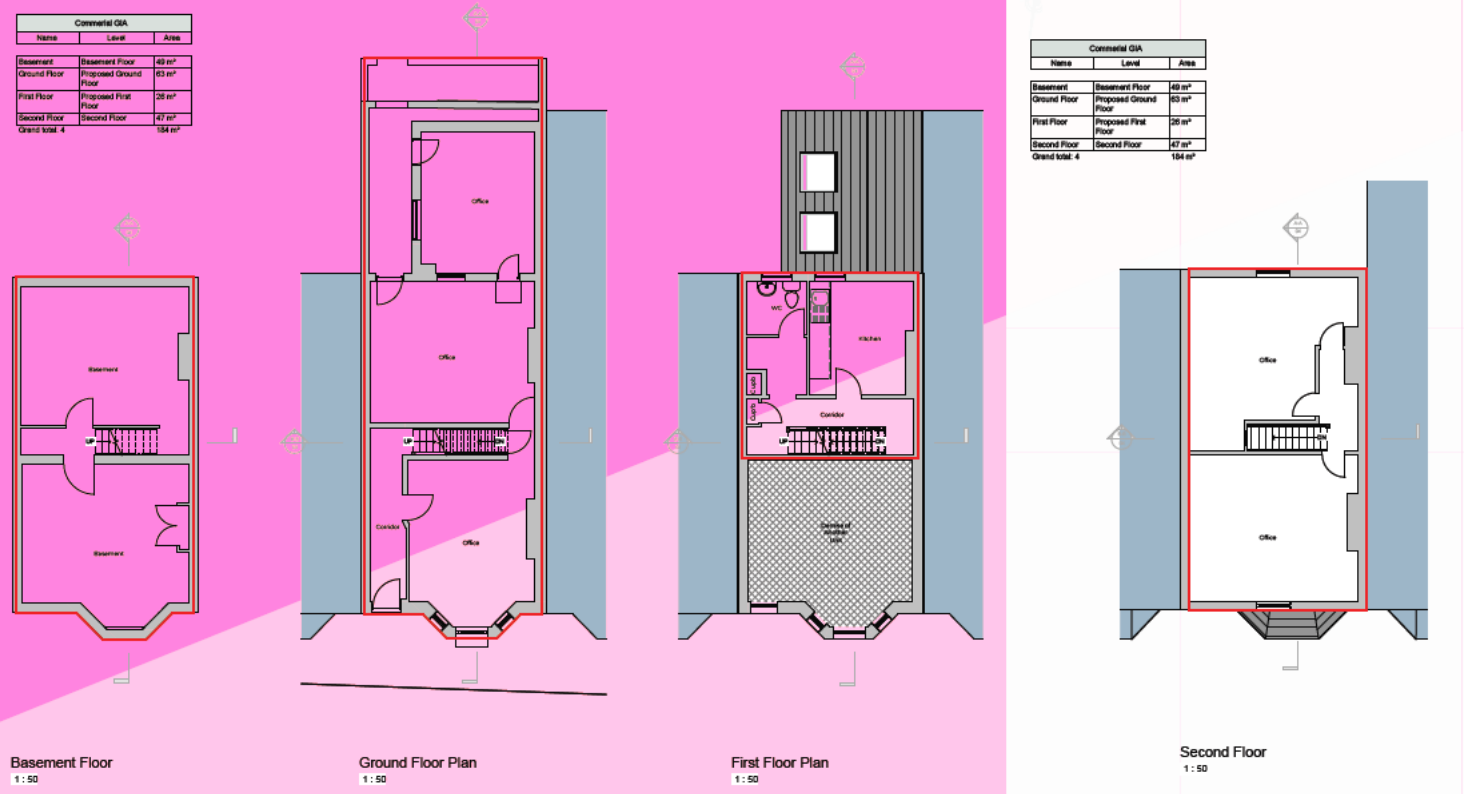


Fig // 1.5.2 Existing Ground Floor Plan

MA.1.—(1) Development is not permitted by Class MA—

(b) unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

The Site has previously been used as offices, as determined under reference SR/49/01, and therefore falls within Class E. Application reference SR/49/01 was not implemented and therefore the use of the building has remained as offices and most recently occupied by “Example Associates Ltd” since 2007.

(d) if land covered by, or within the curtilage of, the building—

(i) is or forms part of a site of special scientific interest;

Not Applicable.

(ii) is or forms part of a listed building or land within its curtilage;

Not Applicable.

(iii) is or forms part of a scheduled monument or land within its curtilage;

Not Applicable.

(iv) is or forms part of a safety hazard area; or

Not Applicable.

(v) is or forms part of a military explosives storage area;

Not Applicable.

(e) if the building is within—

(i) an area of outstanding natural beauty;

Not Applicable.



Fig // 1.5.3 Existing Elevations

“(ii)an area specified by the Secretary of State for the purposes of section 41(3) of the Wild-life and”

“Countryside Act 1981(1);”

“Not Applicable. (iii)the Broads;
Not Applicable.”

“(iv)a National Park; or”

“Not Applicable.

(v)a World Heritage Site; Not Applicable.”

“(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or”

“Not Applicable.”

“(g)before 1 August 2022, if—

(i)the proposed development is of a description falling within Class O of this Part as that

Class had effect immediately before 1st August 2021; and The LPAs Planning Portal has been reviewed and it does not appear that Class O has previously been per-mitted on this site and therefore is not a constraint.

(ii)the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3. The LPAs online mapping system has been reviewed and it is confirmed that the site does not fall within an area where the permitted development rights have been taken away (by issuing an Article 4 direction).

(2) The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order—(a)the following classes of the Schedule as it had effect before 1st September 2020—

- (i)Class A1 (shops);
- (ii)Class A2 (financial and professional services);
- (iii)Class A3 (food and drink);
- (iv)Class B1 (business);
- (v)Class D1(a) (non-residential institutions – medical or health services);
- (vi)Class D1(b) (non-residential institutions – crèche, day nursery or day centre);
- (vii)Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;
- (b)on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.

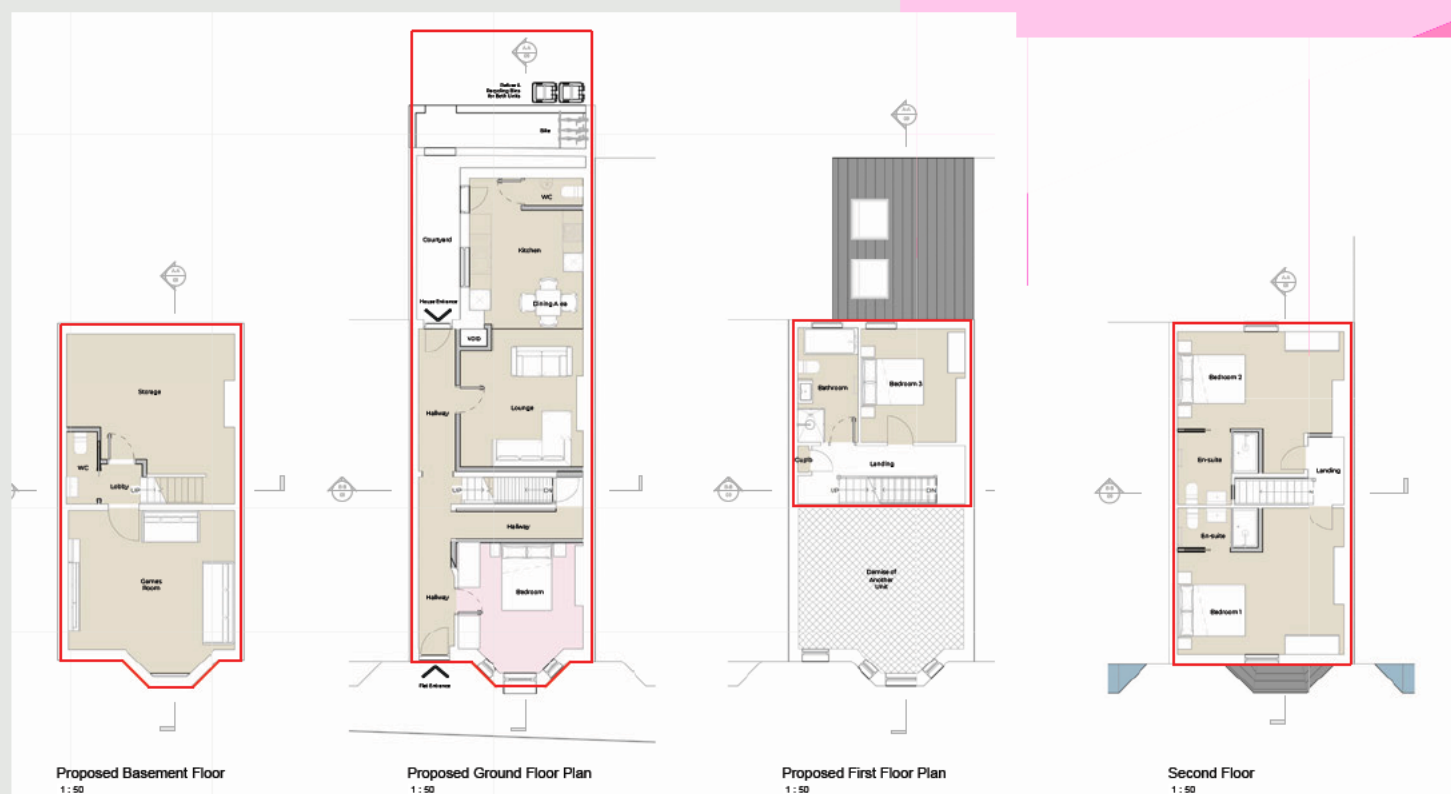


Fig // 1.5.4 Proposed Plans

“Conditions

MA.2. (1) Development under Class MA is permitted subject to the following conditions.

(2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport impacts of the development, particularly to ensure safe site access;”

“Refer to Appraisal Section for further information. (b)contamination risks in relation to the building; Refer to Appraisal Section for further information. (c)flood risk in relation to the building;

Refer to Appraisal Section for further information.”

“(d)impacts of noise from commercial premises on the intended occupie Refer to Appraisal Section for further information.

(e)where—

(i)the building is located in a conservation area, and

(ii)the development involves a change of use of the whole or part of th change of use on the character or sustainability of the conservation ar

Refer to Appraisal Section for further information.

(f)the provision of adequate natural light in all habitable rooms of the Refer to Appraisal Section for further information.

(g)the impact on intended occupiers of the development of the introdu the authority considers to be important for general or heavy industry, distribution, or a mix of such uses; and Refer to Appraisal Section for further information.

(h) where the development involves the loss of services provided by—

(i)a registered nursery, or

(ii)a health centre maintained under section 2 or 3 of the National Heal on the local provision of the type of services lost.”

“Not Applicable.”

“(i)where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

The ‘fire risk’ is defined at MA.3 as:

‘Development meets the fire risk condition referred to in paragraph MA.2(2)(i) if the development relates to a building which will—
(a)contain two or more dwellinghouses; and
(b)satisfy the height condition in paragraph (3), read with paragraph (7), of article 9A (fire statements) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.’

The ‘height condition’ as referred to in Article 9a (Fire Statement) states that it is triggered if the a) build-ing is 18 metres or more in height or (b) the building contains 7 or more storeys.

The development would trigger the first part of this requirement by reason of comprising of two dwell-inghouses, however the whole requirement is not triggered as the building does not exceed 18m or 7 or more storeys. As such, fire risk is not considered to be a constraint to a future Class MA application.

(3) An application for prior approval for development under Class MA may not be made before 1 August 2021.

Application is being made in 2026.

(4) The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph as if –

(a) for paragraph (e) of sub-paragraph (2) there were substituted—“(e) where—

(i) sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assess-ment;

(ii) sub-paragraph (6A) requires the Health and Safety Executive to be consulted, a statement about the fire safety design principles, concepts and standards that have been applied to the development,”

(b) in the introductory words in sub-paragraph (5), for “and highways impacts of the development” there were substituted “impacts of the development, particularly to



Proposed North Front Elevation
1 : 50



Proposed East Side Elevation
1 : 50



Fig // 1.5.5 Proposed Elevations

ensure safe site access”;

(c) after sub-paragraph (6) there were inserted—

“(6A)Where the application relates to prior approval as to fire safety impacts, on receipt of the application, the local planning authority must consult the Health and Safety Executive.”;

(d) in sub-paragraph (7) for “(5) and (6)” there were substituted “(5), (6) and (6A)”;

(5) Development must be completed within a period of 3 years starting with the prior approval date.

Agreement of 3-year completion date can be conditioned.

(6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.”.

Agreement that the development is solely Class C3 can be conditioned.

Space Standards – all new units are required to comply with Nationally Described Space Standards As set out in the proposed plans, both flats will comply with space standards.”

“Development under Class MA is permitted subject to the following conditions. Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to --”

“ing properties have previously o residential use. On this basis, it therefore represent a lawful and”

- a) transport impacts of the development, particularly to ensure sa
- b) contamination risks in relation to the building;
- c) flooding risks in relation to the building;
- d) impacts of noise from commercial premises on the intended oc
- e) The impact of the change of use on the character or sustainabi
- f) the provision of adequate natural light in all habitable rooms of
- g) the impact on intended occupiers of the development of the in area the authority considers to be important for general or hea storage and distribution, or a mix of such uses;

(a) Transport impacts of the development, particularly to ensure safe si
As previously set out within this Letter, the site is located within the cen from excellent access to local shops, services and facilities that are offer located in a highly sustainable location and has bus stops less than 20m

The proposals do not seek to incorporate car parking and adequate cy flat, as illustrated on the plans.

It is therefor
e concluded that the proposals would be acceptable in ter impact.

(b) Contamination risks in relation to building
There is no risk of contamination either in the site or within the vicinity ing contamination can be addressed through an appropriately worded necessary.

(c) Flood risks in relation to the building
As previously set out within this Letter, the Government's Flood maps and reveal that the site is within Flood Zone 1 which has the lowest prob also not shown as at risk of flooding from surface water flooding. The bu flooding and prior approval should not be withheld on these grounds.

(d) Impacts of noise from commercial premises on the intended occupi
As detailed in the Planning History section of this Letter, the neighbour benefited from planning permission for conversion from commercial t is reasonably anticipated that these units are now in residential use and conforming use within the area.”

In the event that any of the neighbouring units have not been implemented for residential purposes, the proposed residential use of the building would nevertheless remain entirely acceptable. The surrounding townscape is characterised by a mixed-use environment comprising both residential and commercial uses, within which residential occupation is well established and appropriate.

Should the Local Planning Authority consider it necessary, any uncertainty regarding the existing use of neighbouring units can be satisfactorily addressed through the imposition of an appropriately worded planning condition.

(e) The impact of the change of use on the character or sustainability of the conservation area;

As previously set out, the site is situated within Storrington Conservation Area but is not a Listed Building or within close proximity to one.

The conversion of the building to residential will not have a detrimental impact on the character or sustainability of the conservation area. As previously set out, neighbouring properties have also been converted to residential and the site itself received planning consent in 2001 to be converted to residential, but it was never implemented. The proposals do not propose any external alterations and as such, the conservation area remains unaffected.

(f) The provision of adequate natural light in all habitable rooms of the dwellinghouses All the habitable rooms for the flats would have windows to them offering sufficient light and ventilation to them. It is therefore considered that the proposal meets with this condition.

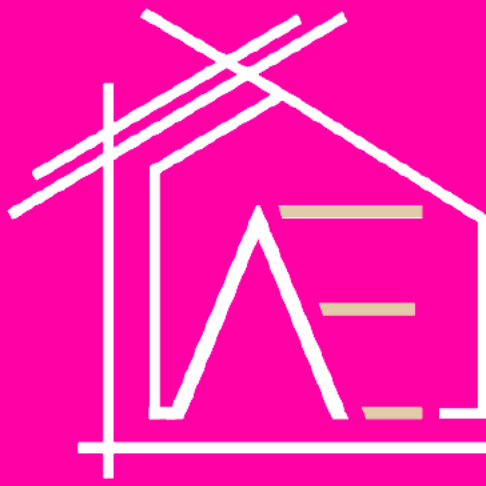
(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses. The site is located within the centre of Storrington and there is no significant general or heavy industry, waste management, or storage and distribution facilities in the immediate vicinity. As such, the introduction of residential use is not expected to have any negative impact on the intended occupiers of the development. Furthermore, the surrounding context already includes established residential flats and the provision of residential in this location was previously deemed acceptable under application reference SR/49/01.

Given this context and previous prior approval, the proposed residential conversion is well-suited to the surrounding land uses and will not be negatively impacted by any industrial, waste management, or similar activities, as such uses are not present in the immediate area.

Conclusion

For the reasons above, it has been demonstrated that the existing building is capable of conversion to residential use under Class MA."

"It is therefore respectfully requested that Prior Approval is approved."



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