Design and Access Statement

Change of Use from Pet Grooming Salon to Flexible Use Class E

Unit 4, Dems House, Old Mill Drive, Storrington, Pulborough, RH20 4QD

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April 2024

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1.0 Generally

1.1 This Design Report forms part of Full Application to Horsham District Council for a Change of Use from a pet grooming salon to flexible use Class E at Unit 4, Dems House, Old Mill Drive, Storrington, Pulborough, RH20 4QD.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.

1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

23074 -	111	Location and Block Plan
	211	Existing and Proposed Plans
	311	Existing and Proposed Elevation

1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework of December 2023**. Of the policies, we were mindful of the following:

Paragraph 11. *Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas6, unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any

adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

2.0 Physical Context

2.1 Storrington is a large village in the Horsham District of West Sussex, England, and one of two in the civil parish of Storrington and Sullington. Storrington lies at the foot of the north side of the South Downs.

2.2 The principal streets of the town are the east-south-east to west-north-west High Street and its continuation of West Street. There are some shops and St Mary's church on the northeast to south-west Church Street. The three streets meet at the centre of the historic town.

2.3 Old Mill Drive runs north to south from Mill Lane to High Street. Dems House is situated to the east of Old Mill Drive and can also be accessed via Mill Parade; it is part of a small retail complex.

2.4 The subject site is not within any designated areas.

3.0 Social and Economic Context

3.1 Retail in the Old Mill Drive area developed post WWII in the early 1950s. Dems House is a slightly later 1980's addition to the square and is a two storey brick and rendered building with a mansard roof.

3.2 Dems House is comprised of four marketed retail units. Unit 4 is a first floor unit that has recently been vacated by a dog grooming company. Permission was granted previously for it to be in use as a pet grooming salon, which severly restricts the potential for future tenants. The applicant is seeking a Change of Use in order to make the site suitable for a greater variety of tenants.

4.0 Involvement of Local Interests

4.1 Pre-application advice was sought from Horsham District Council under PE/24/0036. The case officer was most helpful in including details of previous application DC/19/0388, which stipulated that any future change of use must be agreed in writing with the Local Authority. That being said, the case officer went on to recommend that:

A planning application would not necessarily need to specify a particular use of the premises, and it would be perfectly possible to submit an application seeking an open-ended Class E use, this would then allow the premises to be used by any type of business that falls within this use Class, thus providing flexibility as to the eventual tenant.

As there is no prospective tenant at this time this is the option that the applicant wishes to pursue.

5.0 Amount

5.1 The gross internal floor area of the unit is 72m2. There are no proposed additions.

6.0 Design

6.1 There are no changes proposed to the exterior of the building, although it is likely that the interior will be refitted in the future once a new tenant has been found.

7.0 Access

7.1 It is the applicant's intention to meet the requirements of the Equality Act 2010.

7.2 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published 1 March 2015 and updated 7 June 2021).

7.3 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.

7.4 Pedestrian access to the site is available from Old Mill Drive.

7.5 Refuse and recycling arrangements will be as existing.

7.7 Emergency access is fully available from Old Mill Drive.