Planning/design statement for two storey extension to form increase shop space and two studio flats over at: 1-3 South Street Lancing

Context

The proposal as stated above is for a two storey extension to provide additional shop space at ground floor level together with two studio flats at first floor level.

Gardner and Scardifield who own the property are an important part of Lancing employing many people in the numerous stores they own in the town. They require additional covered retail space and this proposal will meet their needs rather than relocating to another premise.

At the same time it is an ideal opportunity to provide two low rental studio flats in one of the most sustainable locations in Lancing offering the opportunity for low earners to enter the rental market.

With regard to impact on the adjoining properties, the following should be noted.

To the west are offices and shops at ground floor level with offices and storage at first floor level. To the north is a club and a block of flats. The flats are so far to the east of the proposal that they should be unaffected by the development.

To the south are flats and there is only one window in the northern wall and this appears to be fitted with obscure glass and therefore the proposal will have no impact upon it.

Amount

The proposal will result in an increase of 88.3m² of sales area together with 81.5m² for the internal space of the flats.

Layout

The layout of the building will be extending tghe building westwards with small projections to the north and south.

The layout of the shop itself will just be one shop area.

The flats will consist of a bathroom, storage area and bedsitting room/kitchen. The flats themselves meet the minimum standards as set by Adur District Council and each flat has its own balcony providing a small amount of amenity space.

Bin store and bicycle stores will be provided under the proposed stairs.

Appearance

The appearance of the building will be of an extended version of the existing with two small projections, one to the north the other to the south.

The roof will be an extension of the existing flat roof. The walls will be clad in timber and rendered to match the existing.

The doors and windows will be of a similar style to the existing.

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/0948/13
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Access

Access to the site will be as existing and access to the ground floor will be as existing with the west doors repositioned to the new extension. Access to the flats will be the staircase entered off South Street.

Scale

The scale of the building as extended it is felt will not be out of keeping.

Landscaping

It is not proposed to carry out any landscaping.