

Theatre Lane, High Street, Selsey
Variation of design approved under
SY/18/00951/FUL and SY/18/00952/LBC

To provide 5 small flats in lieu of 1 flat and 2 maisonettes,
together with an additional parking place.

PLANNING DESIGN, ACCESS AND HERITAGE STATEMENT

This statement is considered to be proportionate for this application but if a fuller understanding is required reference can be made to the statement approved under applications SY/18/00951/FUL and SY/18/00952/LBC.

1 OBJECTIVES

To adjust an approved development to better meet market demand for small flats without significantly changing the scale and character of the approved development and continuing to deliver enhanced amenity for neighbouring properties.

2 PROPOSAL

To achieve the above objectives by reconfiguring the interior of the approved block, adjusting the window pattern slightly and changing the form of the hipped roof.

An additional parking space for Flat 2 is provided. The parking spaces for Flats 1,3,4 and 5 are designed to provide adjacent charging points.

3 CONTEXT

The south facade that will create the new street scene visible to the residents and visitors to the new dwellings is unchanged. The hipped roof above the frontage is changed slightly to accommodate the additional floorspace for an additional small flat.

A reduction in the size of approved Flat 2 enables the creation of an additional small dwelling.

The environmental improvements for the three storey residential properties that abut the north side of the application site are unaffected by this variation to the approved scheme.

4 LAYOUT

The site layout is unchanged except for the inclusion of an additional dedicated parking space for Flat 2.

5 SCALE

The scale of the approved block is largely unchanged. Steeply pitched roofs covered in plain clay tiles are unchanged.

6 APPEARANCE AND DESIGN

The only change that might be apparent to residents or visitors to the new dwellings is to the shape of a roof.

7 HERITAGE

This application does not affect the approved scheme for Listed buildings at 99 and 101 High Street.

8 LANDSCAPE

No change is involved.

- 9 BIODIVERSITY SURVEY AND REPORT**
- 10 NATIONAL PLANNING POLICY**
- 11 LOCAL PLANNING POLICIES**
- 12 NEIGHBORHOOD PLANNING POLICY**
- 13 SUSTAINABILITY AND CLIMATE CHANGE**
- 14 ACCESS AND HIGHWAY CONSIDERATIONS**
- 15 FLOOD RISK ASSESSMENT**

} are all as given in the Planning Design and Access Statement attached to the approved applications

16 CONCLUSION

As the high quality of the development is not significantly altered the rearrangement to create five small flats in lieu of 1 flat and two larger maisonettes, to provide smaller, more affordable dwellings that the approved scheme merits support.