

DESIGN AND ACCESS STATEMENT

SITE: 8 NEW BRIGHTON ROAD, EMSWORTH, PO10 7PS

PROPOSAL: CONVERSION OF 6 BEDROOM HOUSE AND DETACHED ANCILLARY LIVING ACCOMMODATION (ANNEX) TO A 4 BEDROOM B&B GUEST ACCOMMODATION AND REMAINING ROOMS AND ANNEX TO BE USED BY HOUSE OWNER/OCCUPIER OR MANAGER

DATE PREPARED: 13 NOV 2012

1. CONTEXT

1.1. PERSONAL BACKGROUND

Originally built as 4 bedroom house with detached double garage the property is owned by Merco Place Ltd. Myself, Margita Millers and my husband Edmund Millers are company directors and are occupying it since it was built in 2007.

June 2011 we have built one storey extension at the east elevation of the house under permitted development rights adding 2 en-suite bedrooms.

Since July 2011 we have been marketing the property for sale but generated little interest. This indicates that there is no demand for the property of this size and price in this area. Hence we are seeking different use that can benefit us, people and area.

We have been letting out two bedrooms as B&B accommodation since September 2011 and managed to achieve 80% occupancy and excellent reviews. Please see few in appendix 1. This indicates that there is a demand.

For those reasons and following planning inspectors advise we have decided to convert the dwelling house to 4 bedroom Bed & Breakfast Guest Accommodation with 2 remaining bedrooms in house and detached ancillary living accommodation being used by us - owners/occupiers.

1.2. CHARACTER OF THE SITE AND IMMEDIATE SURROUNDINGS

Site is located at the edge of Emsworth urban area and within small private gated development of 3 large residential dwelling houses. Majority of other immediately surrounding buildings are also large residential dwellings.

The site is very close to the Emsworth railway station, local bus routes, has direct access via rear garden to the countryside walks to Lamley, Westbourne, Brook Meadow, Emsworth harbour and more. Also walking distance from Emsworth town centre, which is popular tourist destination.

Site is also in good position in relation to major tourist attractions: Chichester Theatre, Goodwood racecourse, historic city of Portsmouth; close to Portsmouth ferry routes to Europe and Isle of White.

Close to Hayling Island and Witterings – popular watersports destinations.

Due to the location and character of the site the following planning policies would be relevant: CS5, CS9, CS16, CS17, parking guidance

1.3. INVOLVING COMMUNITY

Consultation with local planning office.

We have applied for 'Pre-application Advice' at Havant Borough Council. Our initial proposal was to convert the whole 6 bedroom house into Bed & Breakfast Guest Accommodation (B&B) and convert the annex into living accommodation to be used by B&B managers/owners. Inspectors reviewed our proposal and advised that various planning policy considerations would support the proposal of 4 bedroom B&B and the remainder of the house and annex to be occupied by owners. Copy of full inspectors' reply is attached.

Consultation with Emsworth Residents Association (ERA)

We have enquired with chairman Lorraine Clode and wanted to share our plans and to seek their opinion, which Ms Clode was very pleased about and advised us to contact Jo Dyer, who however subsequently explained that ERA will not look at our plans and will not make any comments at this stage.

Consultation with immediate neighbours

We have contacted 6 of our immediate neighbours and provided them with details of our plans: 4 of them were delighted and did not have any objections, 1 – did not respond and 1 – had concerns but did not want to let us know.

Registration with Local Environmental Health Authority

Our current 2 bedroom B&B accommodation activity is registered with Environmental Health department and underwent assessment of adopted food hygiene practice and was given the highest food hygiene rating of 5.

1.4. EVALUATION

1.4.1. IMPACT ASSESSMENT

Based on above mentioned information we can identify the following opportunities and constraints and proposed mitigation:

Increased traffic

Based on planning inspectors' advice and our opinion, conversion of 4 bedrooms into B&B accommodation will not have adverse effect on neighbouring properties considering the size of our house and comparing with potential traffic to and from 6 bedroom residential dwelling (as it is now)

Council's Highways Engineer has confirmed that the drive and junction is to acceptable standard to take the additional traffic without any modification.

Impact on character and amenity

As no external changes to the building and hard & soft landscaping are proposed there will be no impact on character and appearance of the property. Proposed shared use of the house by owners and B&B guests will retain its essential domestic character.

Loss of privacy of neighbouring properties

There will be no loss of privacy of neighbouring properties as no external changes are proposed and existing design of the house already takes care of the following:

- There are no first floor windows, except two small windows at side gables with obscure glazing for fire escape purposes and planning condition protects this
- Roof lights erected are 1.8m high to eliminate any overlooking and planning condition protects this

Parking

The existing dwelling house already has 6 bedrooms with 4 parking spaces. Planning inspector consulted Council's Highways Engineer, who confirmed that the minimum requirement for this proposal is 2 parking spaces for guests and 1 – for proprietor. Hence no modification is needed/proposed as 4 parking spaces already exist on site and site is well accessible from nearby Railway station and local bus routes.

1.4.2 POLICY CONSIDERATIONS

CS5 TOURISM

Planning permission will be granted for appropriate development proposals around the borough that:

1. Provide sustainable and small scale recreational opportunities.
2. Provide hotel and other types of tourist accommodation.
3. Safeguard existing tourist facilities, hotels, holiday centres and caravan parks.
4. Improve existing tourist facilities, hotels, holiday centres and caravan parks.

Council's Policy Officer confirmed that our proposal complies with Policy CS5(2)

Furthermore paragraph 3.58 of Policy CS5 states“...*Emsworth village centre and its harbour are distinctive tourism locations and initiatives to enhance the quality and range of the visitor offer will be supported.*”

Although our property is not located in village centre it is in walking distance, as well as our B&B accommodation is of the high quality standard, hence making Emsworth visitors' experience more enjoyable. Our current customer reviews prove this (guests have posted these reviews independently via our booking agents' after their stay). Full list can be found on our agent's website <http://www.bookdirectrooms.com/bed-and-breakfast/uk/hampshire/emsworth/millerspo107ps-millers-house-emsworth/reviews/?adults=2&issearchformaccommodation=True>

And our own website <http://bandbmillershouse.co.uk/wordpress/category/guest-reviews/>

Few of them are listed below:

A restful stay in good surroundings"

*Had decided to stay in the area **as it was central to what we were doing** and it looked very nice on the web site. We were using this as a base for walks around the area. The room was very clean and tidy. Soft bed and allowed to do our own thing without overly watchfulness.*

"Comfortable, friendly, warm and dog friendly with excellent breakfast."

*Two nights with dog while visiting relations. Complete freedom of access with own entry. Excellent facilities including tea-making. We were able to take our dog with us. **The high quality accommodation, excellent breakfast and very friendly** and non-intrusive attention of the owners*

"Comfortable and Friendly"

*The whole layout was fantastic, the bedroom was private and secure, with patio doors straight onto the garden. The bathroom was modern and spacious. The owners are exceptionally friendly and helpful. I liked the layout of the accommodation its privacy and security. The garden outside and the warm welcome I received for myself and my dog. **Its position close the town centre but in its own grounds.***

Since launch the number of visitors of our website has increased considerably. We have now over 1200 visitors every month, who find our website both informative of local area and useful for booking rooms.

With only two rooms we have achieved 80% occupancy

These facts are clear evidence that there is high demand for type of product (location, quality, dog friendly) we offer.

POLICY CS9 – HOUSING

Planning permission will be granted for housing proposals that will: -

(5) Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.

Our proposal accords with Policy CS9 (5) above due to the fact that proposed residential use of dwelling will be for 2 bedrooms, however majority of surrounding properties are large house with more than 2 bedrooms.

(6.26) Loss of Dwellings... The individual and cumulative loss of housing stock within the existing urban areas is likely to increase pressure and demand for the use of greenfield sites. Only in instances whereby the loss of dwelling(s) will be to achieve wider benefits in accordance with other objectives of this Core Strategy should proposals be considered favourably...

Our proposal still retains the residential use of 2 bedrooms of the house and annex, hence there is no loss of residential units. Up until now this 6 bedroom house was occupied by 2 people, not utilising the full capacity of the house. After proposal is implemented the same residential use will remain, but we will gain C1 - B&B use with its benefits described in this statement.

POLICY CS16 – HIGH QUALITY DESIGN

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax

- (1) Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;**
- (6) Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.*

The property was built in 2007. The construction and design details are of high standard, environmentally friendly and in line with local character using traditional materials thus complies with CS16 (1) and (6) above.

POLICY CS17 – CONCENTRATION AND DISTRIBUTION OF DEVELOPMENT WITHIN THE URBAN AREAS

Planning inspector has confirmed that the principal of development proposal is considered acceptable in accordance with this policy as site lies within urban area as identified in Local Plan 2005

1.4.3 OTHER MATERIAL CONSIDERATIONS

Appropriate location

- Well accessible as close to train station, bus routes, A27, A3(M)

- 10 min walking distance from Emsworth town centre where most services and tourist attractions are accessible
- Only 7 miles from Portsmouth and Chichester
- Located at the edge of residential area, hence does not impact neighbouring houses
- Close to Portsmouth ferry links to Europe. Number of guests stayed travelled to & from France, Spain on ferry and found our B&B in good location for their purposes
- Direct access via rear garden to the countryside walks to Lamley, Westbourne, Brook Meadow, Emsworth harbour etc

Havant Hotel Futures report prepared July 2008 by Hotel Solutions for the purposes of design of Core Strategy

Page iv of Executive summary, paragraph “...*implications for the LDF...the Hotel Futures Study suggests that the case for prioritising Dunsbury Hill Farm above other locations in the Borough is not strong enough. Hotel development should therefore be promoted here alongside A27, A3*”

Our property is closely located to A27, A3(M)

Page 21 of the report, heading Opportunities by Standard of Hotel, second paragraph states: “*There could be potential for a small boutique hotel or restaurant with rooms at Emsworth*”

The quality of rooms and food we offer match those of boutique hotel. Hence conclusion would support our proposal.

Promotion of watersports at Hayling Island

We are members of Hayling Island Kitesurfing club and members of British Kitesurfing Association (BKSA) and as such we have initiatives to organise kitesurfing trips to Hayling Island for our guests. This promotes tourism and watersport activities at Hayling.

Promotion of business in Emsworth

Proposal will promote business in Emsworth as more people will want to use local services: restaurants, pubs, shops, fishing boat trips, sailing clubs, golf clubs.

Emsworth Village Design Statement, page 31 Vibrant Economy recognises it

“...The right kind of new businesses, which ideally complement the existing shops and services need to be encouraged”