

PLANNING APPLICATION REPORT**REF NO:** **AW/136/11/****LOCATION:** Sandringham
 Wessex Avenue
 Bognor Regis**PROPOSAL:** Change of use from 1 no house into 1 no 1 bed flat, 1 no 2 bed flat and 1 studio flat.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	0.039 hectares
RESIDENTIAL DEVELOPMENT DEN	35 dph
TOPOGRAPHY	Flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Low brick wall to the front and side.
SITE CHARACTERISTICS	Detached two storey dwelling. Original rear amenity area has been removed to provide car parking area for adjoining residential flats.
CHARACTER OF LOCALITY	Mix of detached single and two storey dwellings. Property adjoining to the north is a bungalow but property to the south is a three storey block of flats.

RELEVANT SITE HISTORY

AW/237/10/	Change of use from house into 4 flats.	Refused 30-11-2010
BR/793/73	Change of use private house to hotel annexe	Approve Cond 21-01-1974
AW/157/85	Conversion of 40 bedroom hotel into 14 flats with associated parking	Approve Cond 04-12-1985
AW/104/86	Change of use of hotel annexe to dwelling house	Approve Cond 09-06-1986

The previous application (AW/237/10) was refused for four flats in November 2010. The grounds for refusal related to the inadequate car parking and amenity space resulting in an adverse impact on residential amenity for future and adjoining occupants.

The current proposals show three flats and sufficient off-street car parking.

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Aldwick Parish Council - Objection

- Proposed function of this property would not integrate into its surroundings
- Adverse effect on neighbouring properties
- Detrimental effect on the characteristics of the existing street scene

Two letters of objection received from the same property on the grounds of

- Object to the studio flat that requires extensive over development of the roof
- Excessive intrusiveness of the dormer windows to the neighbouring properties. Intrude highly on privacy
- Huge assumption there will only be one car parking space per flat
- Dormer development is not in keeping with the existing character of the road.

Comments on Representations received:

For the reasons set out below, Officer's are of the opinion that the proposals will result in a form of development that would have a detrimental effect on the character of the streetscene and the amenity of adjoining properties.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Within Built up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN5	Provision of New Residential Development
	GEN7	The Form of New Development
	GEN12	Parking in New Development
	GEN20	Provision of Public Open Space within New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered not to comply with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality, the residential amenities of the adjoining properties and an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposals seek permission to convert a detached 4-bedroom property into three self contained flats. The property is adjacent to a small number of flat developments and there is no objection in principle to the proposed use of the building.

Carparking

Three flats are proposed with three off-street car parking spaces shown on the proposed site layout plan. Unlike the previous application, these spaces are shown to a suitable dimension and are of a size that would mean that they are usable. A single space is now proposed adjacent to the northern boundary. This is on an existing area of hardstanding and a single space in this location is not considered to result in a significant impact on residential amenity enjoyed by the adjoining property.

The County Council Parking Calculator would require four off-street car parking spaces.

Living conditions and Achieving High quality Housing

The proposed ground floor flat has a small garden area to the rear of the building. The existing dwelling appears to have sold off their garden area to the rear for car parking for the adjoining flats. The creation of three separate units of accommodation in this area has no formal requirement for off site amenity space. However PPS1 encourages the provision of high quality living environments. Specifically it indicates that authorities should encourage high quality housing and create places, streets and places that meet the needs of people. Councils are encouraged to look at private outdoor space when assessing design quality.

The quality of private amenity space is poor here. No provision is made here for the second floor flat whilst the garden for flat 2 is north facing with fire escape stairs and distant access from the access to flat 2. The carparking provided immediately in front of the groundfloor flat would also give rise to poor living conditions for occupiers from vehicle noise and disturbance. Therefore the proposed conversion is considered to give rise to poor living conditions for the occupiers of the proposed flats and thereby poor quality housing.

Residential /Visual Amenity

The proposed development involves the conversion of the existing roofspace to create a studio flat. This would involve the creation of three large dormer windows (two side facing and one rear facing). Not only would such a form of development create a feature that would have a significant

detrimental impact on the character of the area (this form of development is not typical of the area at all) but it would also result north and west facing windows at second floor level that would overlook adjoining residential properties.

Affordable Housing

On 18th August, the Council adopted an interim affordable housing policy seeking affordable housing provision on sites such as this. No provision has been made. Therefore the application is recommended refusal on this basis because it involves the creation of additional residential units of accommodation.

Summary

The proposal is considered to be detrimental to visual amenity and residential amenity. The proposal is also considered to be out of character with area and result in inadequate provision for affordable housing.

The application is therefore recommended for refusal.

RECOMMENDATION

REFUSE

- 1 The proposed external alterations at second floor level will result in a significant change to the external appearance of the building creating a form of development that would have a significant detrimental impact on the character of the area and the quality of the streetscene. It would also result in additional overlooking of private rear amenity areas of adjoining dwellings. The development would therefore be contrary to Policy GEN7 of the adopted Arun District Local Plan.
- 2 The proposed development fails to make an adequate contribution towards affordable housing provision and it is therefore contrary to the aims and objectives of PPS3 and the Council's interim affordable housing policy adopted on 18 August 2010.
- 3 The proposed conversion would result in inadequate amenity through poorly designed, sited and located amenity space, that would be detrimental to the living conditions of residents. The proposal would therefore be contrary to policy GEN7 of the Arun District Local Plan and PPS3 and PPS1 Delivering Sustainable Development relating to achieving high quality housing and design.