AW/160/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	To convert Royal Bay Cottage into four self contained close care apartments for frail elderly people. Royal Bay Cottage, 92 Barrack Lane, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed two storey rear extension measuring approximately; 3.5m in width, 2.1m in depth and 5.8m in height. Proposed bay to front elevation measuring approximately; 7m in width, 2m in depth and 2m in height (all at their maximum).
SITE AREA	775 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	The main site is raised approximately 1m above the height of the road.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	Dense screening to the front of the site from existing trees. 1.6m high walling and pillars to front. 2.2m high trellis to rear and 1.5m high walling in areas.
SITE CHARACTERISTICS	Chalet style detached property with smooth white painted rendered elevations to the lower half and brown/red tile hung upper half, hipped roof with red/brown tiles and in addition the property has had a number of extensions including a roof extension and a detached garage.
CHARACTER OF LOCALITY	Residential area, on a main road consisting predominantly of a mixed style of development including detached bungalows, chalet properties, two storey properties and a nursing home to the rear.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AW/65/93	Proposed extension for lounge and garage with 3 bedrooms over.	Approved conditionally 08-09-1993
AW/165/93	First floor rear extension to provide 2 bedrooms and bathroom and modification to existing front dormer.	Approved conditionally 26-11-1993
AW/64/94	Proposed rebuilding first floor & extension to sitting & dining rooms to ground floor.	Approved conditionally 10-08-1994
AW/172/94	Proposed amendment to AW/64/94 for addition of two bay windows to ground floor extension.	Approved 03-02-1995

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection – the proposal makes use of existing access arrangement and will not result in a material increase in traffic generation to and from the site.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order PD Restriction – regarding windows within the South West wall AW/64/94. Class C Road Area of Special Character

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV23, AREA1

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPG3 - Housing

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.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have 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 site is situated within the built up area boundary within a predominantly residential area. To the north west and north of the site the Royal Bay Court Close Care Apartments and nursing home exist which are under the same ownership as the property on the site. The proposal seeks approval for change of use from a residential dwelling to four self contained close care apartments for frail elderly people with a two storey rear extension and first story front extension.

The proposed change of use in this location is considered acceptable as it will form an extension to the existing use to the rear of the site, without causing demonstrable harm to the visual amenities of the area or the residential amenities of neighbouring properties.

The proposed extensions to the front and rear of the properties will include pitched roof detail which is considered to encourage the extensions visual integration and as such they are considered to sympathetically relate to the main dwelling. The overall scheme is considered to be of acceptable design and scale. Although there have been a number of alterations and extensions made to the property the resulting scheme is considered to be acceptable within the context of the site and the surrounding development and is not considered likely to have a detrimental affect on the surrounding Area of Special Character.

The proposed windows within the extensions are not considered likely to give rise to unacceptable levels of over looking due to the distances between the side boundaries and neighbouring development. Further, windows exist within both side elevations of the property and as such the proposed windows are not considered to give rise to any increased overlooking than already exists. Furthermore, the proposed extensions to the property is not considered likely to give rise to adverse overshadowing or cause an overbearing affect to any neighbouring property.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, it will not be obtrusive in the street scene, nor would it conflict with the established character of the area or the surrounding Area of Special Character.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

ALDWICK AW/160/06/

To convert Royal Bay Cottage into four self contained close care appartments for frail elderly people.

Royal Bay Cottage
92 Barrack Lane
Bognor Regis

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).