

GENESIS

TOWN PLANNING

PLANNING | REGENERATION | ENVIRONMENT

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

26 Chapel Street
Chichester
West Sussex
PO19 1DL

Our Ref: GP/19037
Your Ref: tba

9th April 2019

Dear Sirs

Re: 32 Argyle Road, Bognor Regis, PO21 1EA

On behalf of our clients Mr and Mrs Thirukkumar we are submitting an application seeking retrospective permission for the change of use of the detached chalet bungalow 32 Argyle Road to a house in multiple occupation (HMO). The property is situated on the corner of Argyle Road and Bassett Road and has an off-road parking space accessed from Bassett Road.

Argyle Road is characterized by mainly terraced housing/flats whereas the density of housing in Bassett Road is typified by semi-detached larger houses. In the southern part of Argyle Road, immediately south of the application site, the premises are mainly commercial. The accommodation comprises five bedrooms in total used as an 8 person HMO. Three of the bedrooms are located on the ground floor together with a bathroom and separate wc and the kitchen/dining area and utility room. On the first floor within the roof space there are two further bedrooms and a separate shower room with wc. Outside there is a hard standing space for a car space in front of the garage/store. To the rear of the garage there is a small outside space. Argyle Road is a controlled residents parking zone.

Planning Policy Context

The Development Plan comprises the Arun Local Plan 2011-2031 and the Bognor Regis Neighbourhood Plan 2015. The NPPF and NPPG are also relevant.

The following policies of the Arun Local Plan 2011-2031 are the most relevant to the application:

SD SP2 Built-up Area Boundary
H SP4 Houses in multiple occupation
D DM1 Aspects of form and design quality
D SP1 Design

Principle:

The site lies within the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan. This is provided that the change in use is in accordance with

2019

EXPERT WITNESS



other policies of the Local Plan covering such issues as character, residential amenity, noise, highway safety & parking and space standards.

Houses in multiple occupation:

Policy H SP4 of the Arun Local Plan relating to houses in multiple occupation states:

"Where planning applications for houses in multiple occupation (HMOs) are not already covered by permitted development rights, they will be favourably considered where the proposals contribute to the creation of sustainable, inclusive and mixed communities and meet the following criteria:

- a. Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing;
- b. Do not contribute to the generation of excessive parking demands or traffic in an area;
- c. Provide adequate areas of open space."

Paragraph 127 of the NPPF states that "Planning policies and decisions should ensure that developments: (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)."

In terms of character there are no changes proposed to the external appearance of this building and therefore, it is only relevant to consider the impact of this new HMO on the established character of the area. It is noted that the area is mixed with residential properties to the north and commercial properties mainly to the south. The residential nature of the area includes evidence of some houses subdivided into flats and bedsit units and it is not considered that a new multiple occupancy dwelling would be out of character in this mixed locality. Whilst the property was previously a family house there is no available evidence that this additional property is eroding the balance between different types of housing, including family housing in the area policy H SP4 (a).

In terms of policy H SP4 (b) it is noted that this is a town centre location, where the provision of on street parking can be an issue. However, there are public car parks in close proximity at Queensway and being in a central location there are good public transport links by bus and train. There is one car space on the site and only one of the occupants has a car. This low car ownership is typical of HMO occupation. Cycle parking can be provided on site in accordance with policy T SP1 of the Arun Local Plan by condition.

With regards to policy H SP4(c) of Arun Local Plan, this requires that proposals provide adequate areas of open space. However whilst there are no plan policies covering external amenity space or gardens, the proposal benefits from a small outside area where residents are able to sit outside. Furthermore, the site is located within only a short walk of the seafront and numerous public gardens and leisure opportunities including Waterloo Square and Hothampton Gardens. It is considered therefore that residents are able to easily access outdoor amenity and leisure space. It is therefore considered that the proposal complies with policy H SP4 of the Arun Local Plan and with the guidance on character and traffic within the NPPF.

In terms of the design and amenity considerations contained in D DM1 and D SP1, in an appeal decision APP/C3810/W/18/193887 at 19 Bayford Road Littlehampton (allowed and issued on the 6th of June 2018), the Inspector stated that occupiers of HMO are likely to have similar 'comings and goings' when

compared to those of a large family. The existing building at 32 Argyle Road could be used as a 5 bedroom HMO with maximum occupancy of 6 persons as permitted development under the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The use of some of the rooms as double occupancy to provide an 8 person HMO will have minimal increase in the level of activity compared with the permitted use.

As there are no external changes to the dwelling there will not be any additional impact on neighbouring properties by way of loss of privacy, or overlooking as a result of this application.

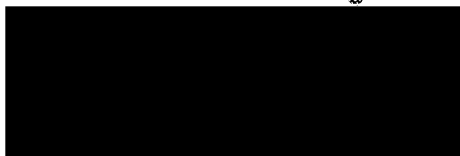
The HMO is let to 8 employed persons and as is typical of low cost accommodation, there is only one occupant who owns a car. The accommodation provides a valuable contribution to the provision of affordable accommodation in a central sustainable in the town for people on low incomes.

The use of this property as a (large) sui generis HMO is considered to represent an efficient use of urban land and does so without compromising the visual amenities or character of the area, highway safety or the amenities of existing nearby residential occupiers. The proposal is considered to be sustainable development and also complies with the relevant development plan policies.

I trust that the application is satisfactory and look forward to receiving your confirmation in due course. If in the meantime you have any queries please do not hesitate to contact me.

Yours faithfully

for Genesis Town Planning Ltd



Gail Pilkington (Mrs) BSc (hons) DipTP MRTPI
Senior Planner

