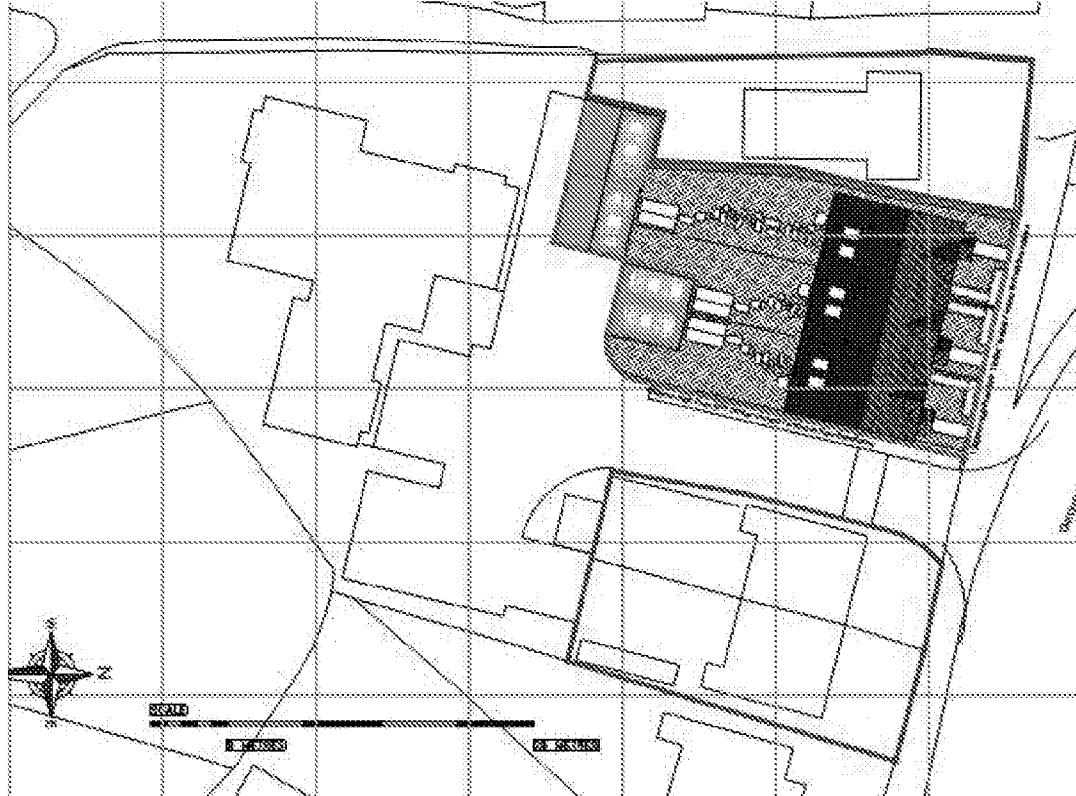


PLANNING STATEMENT

283-285A CHICHESTER ROAD, BOGNOR REGIS



W haleback Planning & Design
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Site	283-285 Chichester Road, Bognor Regis, PO21 5AH
Project	Replacement of semi-detached buildings with terrace of three houses, and retention of bungalow (amendments to part of site approved under planning application BR/324/17/PL)
Applicant	
Our Ref	W 2252
Date	March 2021
Version	

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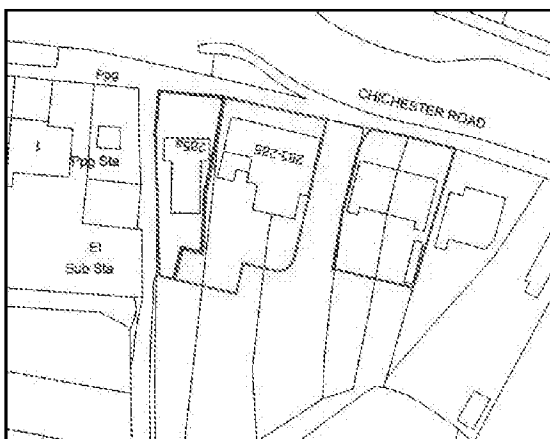
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Introduction

1. W haleback Planning & Design is instructed to prepare and submit an application for planning permission to Arun District Council for proposed residential development at 283 - 285 Chichester Road, Bognor Regis.
2. This Planning Statement describes the application site and its surroundings, the development proposal, the planning history of the site and the relevant planning policy framework. A planning appraisal is provided to consider the merits of the application followed by a conclusion.

Site and Surroundings

3. The application site is located on the south side of the Chichester Road (A259) at its junction with Central Avenue. The sharp bend in the Chichester Road and junction location means the site is relatively prominent to those approaching Bognor Regis via this principal route.
4. The area is within the urban and residential part of Bognor Regis that was known as Middle Bersted but has now been subsumed by the expansion of North Bersted. It is a node within a local neighbourhood centre, with shops and commercial premises to north, east and west. The south sides of Chichester Road and Central Avenue are primarily residential, with any commercial premises occupying buildings of semi-detached, residential character.
5. Within the immediate locality, the residential scale is predominantly two storeys and either semi-detached, terraced or flats above shops. There are two flatted buildings close by with one immediately opposite the site (with shops at ground floor) and the second to the north on the corner of Chichester Road and Newtown Avenue. These are three storeys.
6. The block plan, as existing, is shown in the extract below. The application site is outlined in red. The aerial photograph shows the site in context.



7. The application site consists of a pair of cream/white rendered semi-detached houses partly in commercial use with a dilapidated single storey side addition used for business space. The buildings have a slate tiled main roof. The site is shown in the photographs below:



View of front elevation (www.google.co.uk)

8. A pair of semi-detached houses are to the north east of the site and face onto the Chichester Road. These are in poor condition and are shown in the photograph below:



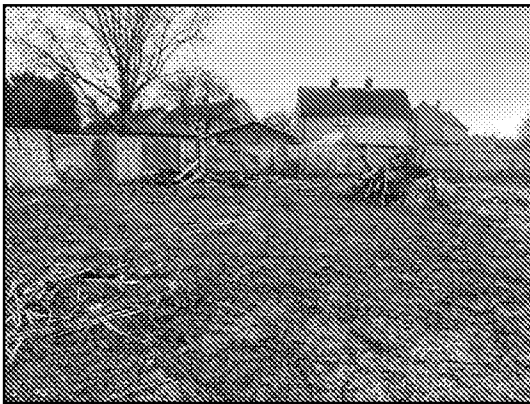
Semi-detached houses to the north east of the site (www.google.co.uk)

9. The plot to the west of the site contains a small bungalow as shown below:



Bungalow to the west of the application site.

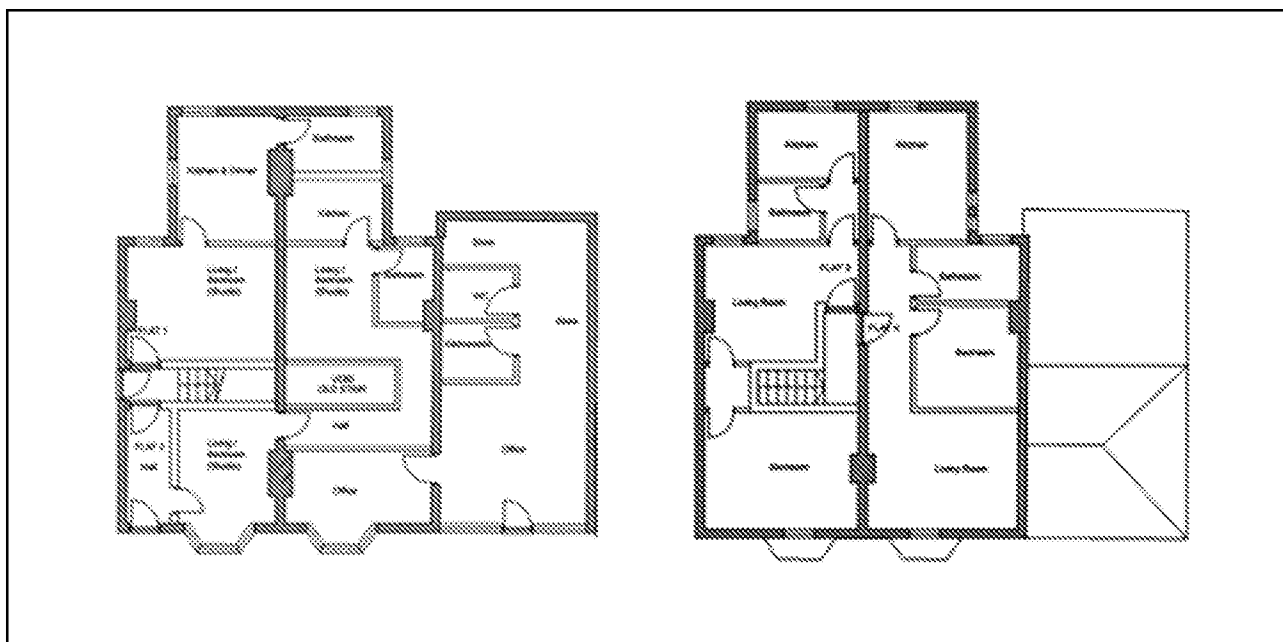
10. To the rear of the site is an open hardstanding/scrub area used for parking and amenity space to the properties. This space includes overgrown and dumped wooden materials. The photographs below illustrate the rear part of the site and the rear elevations to the semi-detached houses. The land to the rear is shown as being cleared. Access to this is via the side of the application site.



The rear of the application site.



11. Each of the existing semi-detached houses has a floor area of approximately 101sqm in total (not including the commercial side) and are 8.7m in height to the roof ridge. They have outside amenity space to the rear although currently this is within a delapidated state. The commercial floorspace within the side extension totals approximately 40sqm.



Existing floorplans.

Relevant Planning History

12. The planning history is set out below. This is not a complete set of previous applications but comprises the key ones that are relevant to the application. In particular, notice should be taken of planning application BR/324/17/PL. A summary of this scheme is provided.

283 Chichester Road

13. BR/127/98 Removal of bay windows and installation of shop front. Approved 04/09/1998.
14. BR/610/87 Conversion of shop, office and bed-sitting units into 6 studio flats with associated parking. Approved 16/03/1988.

285 Chichester Road

15. BR/781/78 Conversion of living room to enlarge shop. Approved 10/1/1979.

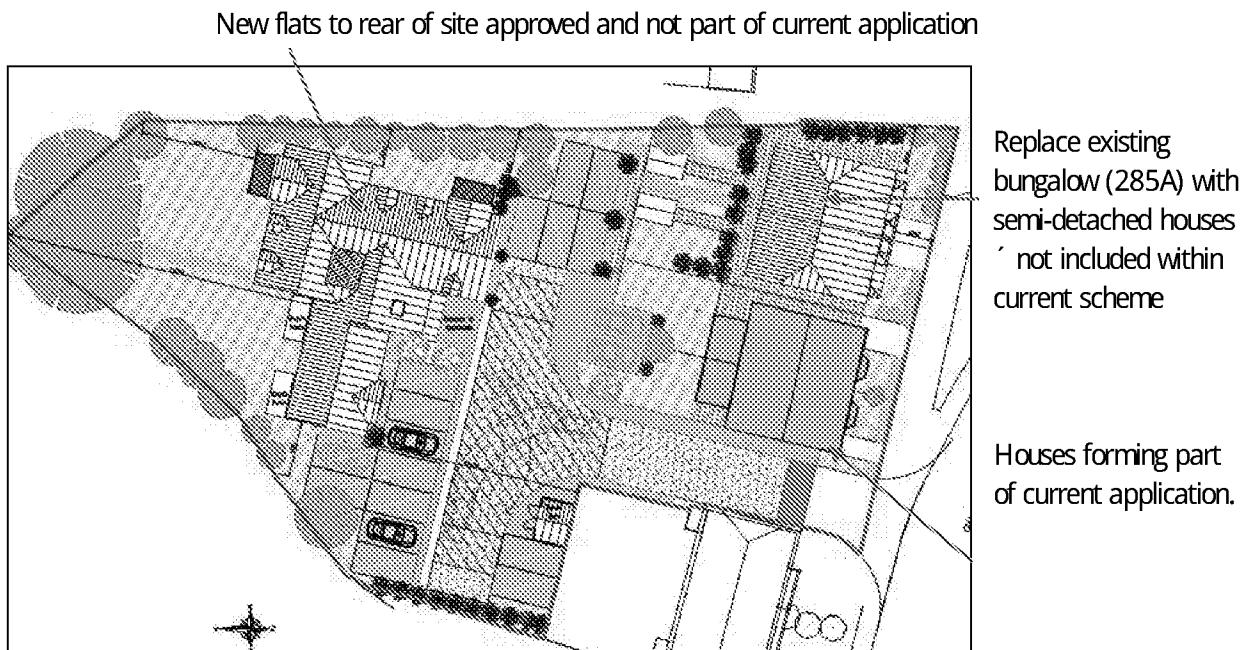
279-285A Chichester Road

16. BR/324/17/PL Residential Development: restoration of 2 houses and attached commercial annexe to pair of semi-detached houses, replacement of bungalow with pair of semi-detached houses, development of land to rear for eight flats (6 x 2 bed & 2 x1 bed) Approved 12/9/2018 (with s.106 Agreement). See below for further details.
17. BR/190/05 Renewal of unimplemented outline application for redevelopment of site comprising 26 one bed flats to be occupied by persons of state pensionable age and one warden flat. Approved 9/8/2005.
18. BR/159/02 Renewal of unimplemented outline permission BR/112/99 for re-development of site comprising 26 one-bedroom flats to be occupied by persons of state pensionable age and one warden flat. Approved 12/8/2002.

19. BR/112/99 Outline application for re-development of site comprising 26 one-bedroom flats to be occupied by persons of state pensionable age and one warden flat. Approved 26/8/99.
20. BR/381/90 Outline Application for 26 one bed flats for occupation by persons of state pensionable age, one flat for occupation by warden and associated parking. Approved 14/8/1991.

Planning Application BR/324/17/PL

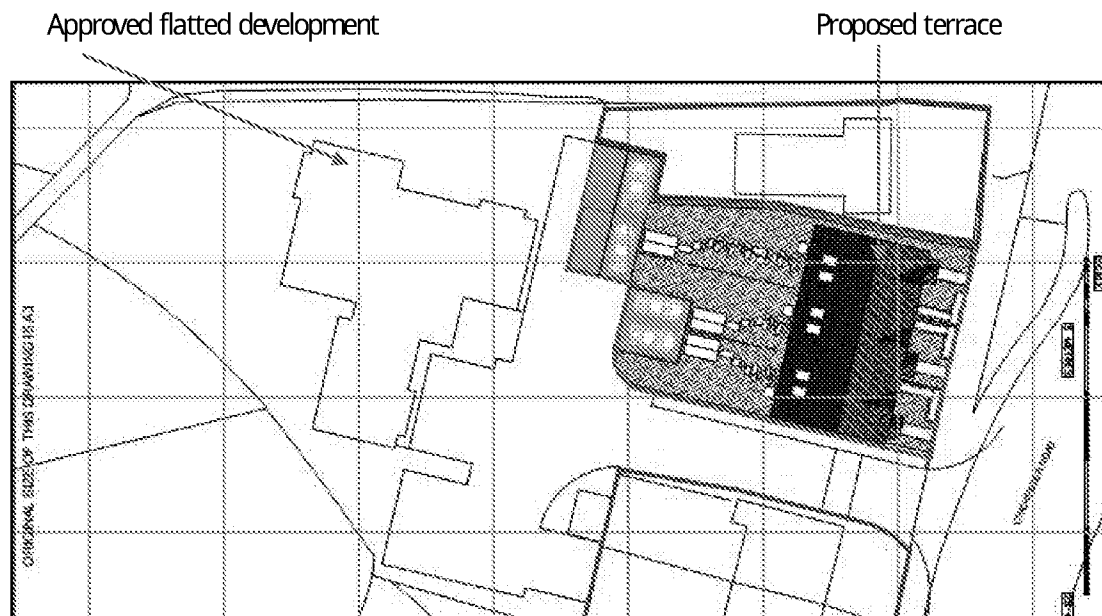
21. The current application now submitted is a variation to that approved in 2018 under this reference. The approved scheme included the following layout and site plan:



22. The current application relates to the semi-detached properties (numbers 283 - 285) and seeks to develop these into a terrace of three houses. The bungalow (285A) will not be redeveloped as per the approved 2018 scheme but will remain as it is. The proposed flatted development to the rear of the application site is to continue in line with the approved scheme but falls outside of this application. The site has been cleared for the development to start in April.
23. The reason that a new planning application has been submitted for the section of the site fronting Chichester Road is because, on further consideration, the existing bungalow remains in good condition and is acceptable to retain this. Numbers 283 - 285 are in a delapidated condition and are more suited to replacement than retention. The current application presents an opportunity to improve this part of the street scene and road frontage.

Development Proposal

24. The proposed development relates to the existing semi-detached properties numbers 283 ' 285 Chichester Road. The scheme is to replace the dwellings with a terrace of three houses to be constructed in the same location as the semi-detached pair.
25. The proposed block plan is shown below. The outline of the approved flatted development to the rear is also shown:



26. The new properties will face the main road and will include three storeys, rear amenity space and front gardens.

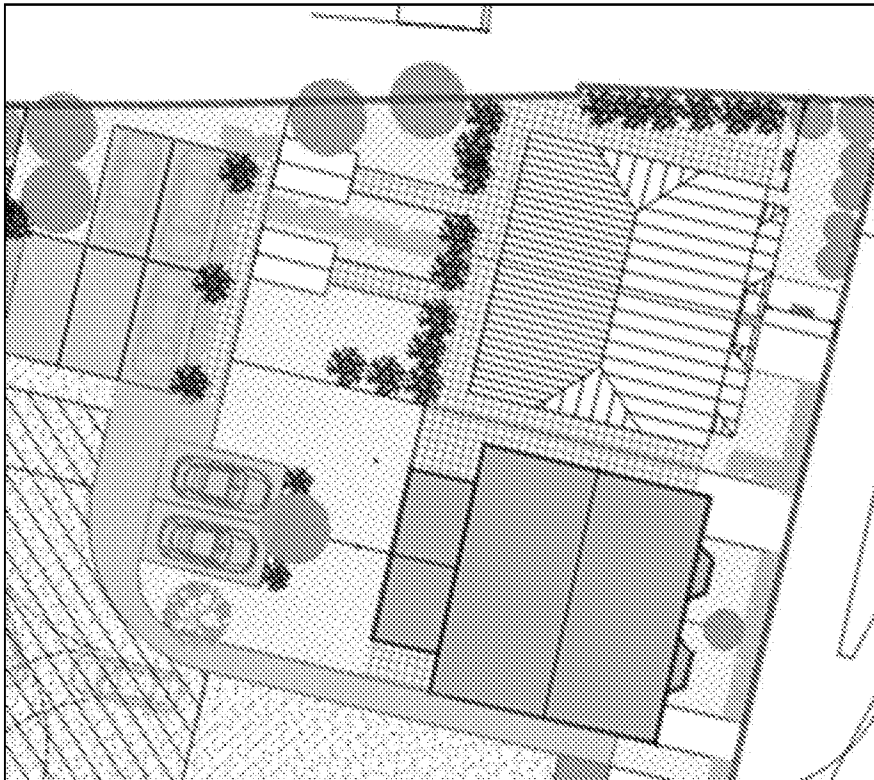


Proposed front elevation.

27. The development will be a height of 10.4m ' slightly higher than the existing houses. Each property will include a kitchen, lounge/dining room and downstairs WC on the ground floor (total floor area approximately 36.7 sqm), a double bedroom, single bedroom and bathroom on the first floor (total

floor area 36.7sqm) and a double bedroom and bathroom on the second floor (total floor area 30sqm to include storage space and stair case). The total floor area is approximately 103.4 sqm.

28. To the rear elevation there will be two windows at first floor level to the double bedroom and two roof lights to the bathroom and storage space at second floor level. The semi-detached properties (each end of the terrace) have small stair case windows and downstairs WC windows on the side elevations.
29. Each house has outdoor amenity space. The lengths vary but on average the garden is approximately 12m in length. Two of the houses have parking spaces 'inset' within the garden area. This is shown on the block plan above (see paragraph 25).
30. There are 6 parking spaces in total. Two are within the individual plots as mentioned and the other 4 are located to the rear of the development. These are 'in tandem' so will be assigned to one property. Access to the parking area will be via the road to the flatted development. A similar arrangement was approved for the previous scheme as shown below:



Parking arrangement as approved for previous application.

31. The proposed materials to be included within the development are: brick faced elevation on the ground floor, rendered elevations on the first floor, tiled roof and white UPVC windows. Boundary treatment comprise a 1800mm timber fencing to rear boundaries and 1200mm timber fencing to the front boundaries.

Planning Policy Framework

32. Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.

National Planning Policy Framework

33. A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
34. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment.
35. For decision-taking this means approving applications that accord with up-to-date policies without delay; or where policies are absent, silent or out-of-date, granting permission unless the Framework provides clear reasons for refusing a proposal in a particular location or any adverse impacts of permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Arun Local Plan 2011-31

36. The relevant policies within the Local Plan include:

- ¿ D DM1 Aspects of form and design quality
- ¿ D DM2 Internal space standards
- ¿ D SP1 Design
- ¿ ENV DM2 Pagham Harbour
- ¿ H DM1 Housing mix
- ¿ HSP1 Housing allocation
- ¿ SD SP1 Sustainable Development

- ¿ SD SP2 Built-up Area Boundary
- ¿ ECC SP2 Energy and climate change mitigation
- ¿ ENV DM4 Protection of trees
- ¿ QE DM1 Noise Pollution
- ¿ QE DM3 Air Pollution
- ¿ QE SP1 Quality of the Environment
- ¿ T SP1 Transport and Development
- ¿ W DM1 Water supply and quality
- ¿ W DM3 Sustainable Urban Drainage System

Bognor Regis Neighbourhood Development Plan 2015 - 2030

37. The relevant policy in the Neighbourhood Plan is:

- ¿ NEBR8: Bognor Regis Neighbourhood Plan 2015

Supplementary Planning Documents (SPDs)

38. The relevant SPDs are:

- ¿ Parking Standards Supplementary Planning Document January 2020
- ¿ Arun District Design Guide SPD January 2021

Planning Appraisal

Principle of Development

39. The site lies in an urban area where the principle of development is considered acceptable in accordance with Policy SD SP2 of the Arun Local Plan (ALP) 2011-2031. The NPPF further supports effective and efficient use of land for sites such as this but also advises that new housing is well integrated with and complements neighbouring buildings and local area in terms of scale, density, layout and access.
40. In addition, a previous residential scheme has been recently approved for the flatted development to the rear of the site and for parts of the site now forming this application. This is an existing residential site and the proposal seeks to intensify the number of dwellings by one.
41. Policy SD SP1 of the ALP states that: 'when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.' The site is located within a highly sustainable location.

Loss of Commercial Floor Space

42. Arun Local Plan policy EMP DM1 (Employment Land: Development Management) states that 'existing employment sites and premises will be protected where there remains a reasonable prospect of 'employment use'.
43. The planning officer's report for planning application BR/324/17/PL notes that the current building was in the past occupied by a Community Transport charity (Sammy Community Transport Ltd) within the single storey extension and an aerial installer (Aerial Systems) on the main ground floor. Sammy Community Transport appear to have left and Aerial Systems occupy all of the previous community space.
44. Planning approval was granted as part of the earlier application for the removal of the limited commercial floorspace and it is unlikely this facility will be attractive to a new /potential business occupier. Justification for the removal of the floorspace, as set out in the officer's report for the previous scheme, was based on it enabling the restoration of the original domestic appearance of site and allowing for a more efficient use of the land by enabling an additional dwelling to be added on the western side. This remains a valid justification in support of the current application.

Design and Character

45. The proposed terrace of three properties has been designed to reflect the character of the surrounding area and complement the existing street scene. The types, scales and designs of neighbouring buildings is varied but there are several examples of three storey developments in close proximity. This includes the development opposite the application site.
46. The scale and bulk of the development is residential in detail and will not have an over bearing presence on the street scene nor on the flatted development to the rear. In addition, whilst there is a predominance of semi-detached houses within the immediate vicinity, there are several rows of terraced houses further to the east of the site.

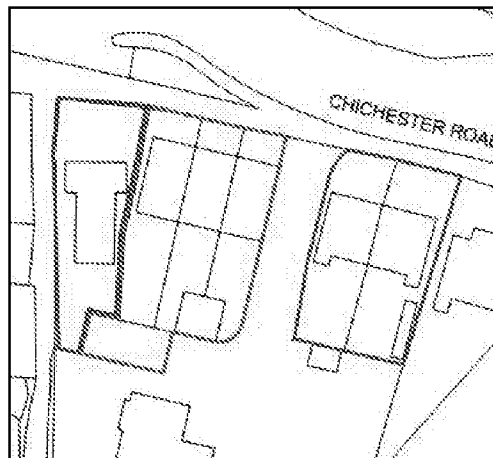
47. Policy D DM1 Aspects of Form and Design Quality - requires that the Council have regard to certain aspects including:
- (1) Character- Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing aspect, siting, layout, density, building materials (colour, texture), landscaping and design features.
 - (2) Appearance/attractiveness - Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.
 - (13) Density- The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.
 - (14) Scale - The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.
48. Policy D SP1 Design refers that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping density, mix, scale, massing, character, materials, finish and architectural details.
49. It is considered the proposed development is in accordance with the design policies within the ALP. Whilst the new dwellings are slightly higher than those to be demolished and the pair of semi-detached to the east, the scheme is in keeping with the varied townscape surrounding the site.
50. Arun District Design Guide SPD January 2021 provides detailed guidance that will raise design standards across the District. It sets out the values and characteristics of good design as captured in several Key Design Objectives, which provide a basis for the guidance contained in the document. The scheme addresses several of these objectives including:
- ¿ Local Distinctiveness, Character & Identity
 - ¿ Cohesive & Vibrant Neighbourhoods
 - ¿ Well Designed Buildings

Residential Amenity

51. Policy D DM1 Aspects of Form and Design Quality - requires that certain aspects should be regarded when considering new development. This includes (3) Impact - have minimal impact to users and occupiers of nearby property and land - for example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.
52. Arun District Design Guide SPD January 2021 also refers to 'Residential Outdoor Amenity & External Space Standards' and 'Layout & Plot Size'. The SPD recommends that for the purposes of privacy and to avoid overlooking the minimum back-to-back dimension should be 21m, provided by rear gardens of minimum 10.5m. The proposed rear gardens are approximately 12m in length. The distance from the rear elevation of the proposed terrace to the front elevation of the flatted development is 20m.

The new rear gardens will be overlooked by windows to the apartment building but these are secondary openings and harmful overlooking would not result.

53. Local Plan Policy QE SP1 Quality of the Environment requires that all development contributes positively to the quality of the environment and ensure that development does not have a significantly negative impact upon residential amenity.
54. To the west of the site is a single bungalow (number 285A) set at an angle to the road and the site. The terrace of dwellings will sit closer to the road than the existing bungalow, as is the case currently. The existing development is located close to the boundary of number 285A and will remain so with the new development.
55. The bungalow is a T shaped building with an extension into the rear garden as shown on the block plan below. The bungalow also sits further back from the road than the terraced houses. It is considered 'due to the angle and position of the bungalow in relation to the proposed development that there will be no harmful loss of privacy and light to the occupiers of number 285A. Proposed windows on the side elevation nearest the bungalow serve staircases or W C's.



Block plan ' proposed

Internal Space Standards

56. Local Plan policy D DM2 Internal space standards states that internal spaces are to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards provide guidance.
57. The Government Technical housing standards ' nationally described space standard 2015 states the following:
 - ¿ in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide. The single bedroom has a floor area of approximately 7sqm and is 3m wide.
 - ¿ in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m². One double bedroom is 12sqm and the other is 16 sqm.
 - ¿ one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide. Both double bedrooms have widths of 4.3m

- ¿ the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area. The ceiling heights are 2.4m on ground floor, 2.35 on first floor and 2.4m on second floor.
- ¿ A bedroom/5-person house of three storeys should have a gross internal floor area of 101.5 sqm (including 2.5sqm storage). The floor area of the house is 103.4sqm

58. The proposal therefore complies with Arun Local Plan policy D DM2.

Highways and Parking

- 59. Policy T SP1 Transport and Development seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.
- 60. Paragraph 109 of the NPPF states that: 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'
- 61. Representations made by West Sussex County Council Highways on the previously approved scheme are relevant to this scheme as access to the parking areas provided are accessed by the same route as residents to the flatted development (i.e., via the side access to the rear of the site).
- 62. A road safety audit was submitted with the previous application and was agreed by County Highways. There was no objection raised to the refuse vehicle swept paths submitted with the application. Cycle storage is to be provided within sheds in the gardens of each property and is in line with NPPF guidance for promoting sustainable travel choices.
- 63. With reference to the previous scheme, County Highways stated that in order to assess the existing 'on-street' parking demand in the vicinity of the development an 'on-street' parking survey was undertaken using the Lambeth Methodology. Although the site provides enough parking for the dwellings (6 spaces are provided although some of these can only be assigned to one house due to the layout), there is an under provision for visitor parking. The survey results demonstrated there is sufficient parking capacity in the surrounding local network to accommodate an additional 55 cars.
- 64. It is considered that the proposed scheme is in accordance with transport and parking policies and the advice of the County Highway Authority.

Other Planning Matters

- 65. The development takes a Sustainable Urban Drainage System (SUDS) approach to dealing with surface water. External hard standing will be designed using a permeable paving structure. Water falling on roofs and other surfaces will flow via channels and drains to soakaways. The units may be provided with water butts to enable the use of rain water for domestic activities.
- 66. The development will be built in accordance with the Considerate Constructors Scheme which seeks to minimise the impact of vibration and air, light and noise pollution.
- 67. There are no existing trees that will be affected by the proposed development.

Conclusion

68. The application proposal represents an efficient use of the existing urban brownfield land and does so without compromising the visual amenity of the area or the amenities of existing neighbouring residential occupiers. The principle of development was established under the previous scheme and the current proposal represents an appropriate alternative to that previous approved. The scheme would deliver a social benefit in the form of a net increase of one dwelling economic benefits during the construction phase and to the local community through increased occupation of the site and patronage of local businesses, additional council tax income and New Homes Bonus, and environmental benefits through an improved street scene and the construction of new dwellings which would deliver a high standard of energy efficiency and environmental sustainability. The loss of the existing commercial use was justified and accepted under the previous application and is therefore acceptable as part of the current scheme.
69. The scheme would deliver significant benefits and no significant harm would be caused. It is therefore respectfully requested that planning permission be granted without undue delay.

Engagement with the Local Planning Authority

70. This planning statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to W haleback Ltd via the contact details set out below.

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