

BR/108/06**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Change of use of ground floor to residential 31 West Street, Bognor Regis
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to change the use of the ground floor from restaurant to residential.
SITE AREA	126 sq.m. approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	N/A
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	The unit "Forsyth Saga" is currently boarded up. To the rear two-storey extension.
CHARACTER OF LOCALITY	Residential to the south of West Street, with commercial premises to the north.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/337/81	Change of use from shop to restaurant with flat over.	Approved Conditionally 20/8/81
BR/204/04	Alterations and new steel staircase at rear to provide first floor entrance to flat and separate restaurant and residential.	Refused 9/8/04

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	No objection
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Area Advisory Committee	Comment - regret loss of commercial use.
Property Services Manager	Awaited

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

BR/108/06**POLICY CONTEXT****DESIGNATION APPLICABLE TO SITE**

Within Established Residential Area
Class A Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH4
Arun District Local Plan : GEN7, AREA2, DEV30

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPG15 - Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on the street scene and whether the unit was of a community benefit.

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 material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the applicant has provided evidence that the last use of the premises was as a restaurant, therefore in this case DEV30 does not apply. A residential use would be in keeping with the area and would not cause any loss of residential amenities to neighbours.

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 currently boarded up and has been for some considerable time.

The last use of the site was as a restaurant.

The applicant has provided evidence that the premises has been advertised through an estate agent in June 2004 for a retail or A3 use. The advertising also extended to a national website for

BR/108/06**CONCLUSIONS**

commercial properties, and local newspapers. No offers were forthcoming and the general view was that the site is within a tertiary street where passing trade is limited due to parking restrictions.

Adjacent to the site is residential. The street at the northern end is a mixture of retail/A2 use with the southern end being predominantly residential. It is therefore considered that the proposal will not adversely effect any essential retail service and the residential use would not adversely affect neighbours. Indeed its use would improve the Conservation Area as a boarded up unit is unsightly.

It is therefore enhances the Conservation Area. Therefore, it is recommended that the application is approved subject to the conditions set out overleaf.

BOGNOR REGIS

BR/108/06/

Change of use of ground floor to
residential

31 West Street
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).