

PLANNING APPLICATION REPORT**REF NO:** BR/108/10/**LOCATION:** 2 The Steyne
Bognor Regis**PROPOSAL:** Conversion of restaurant (A3) and ancillary accommodation to form 2no. 2 bed flats**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal is for the conversion of the existing building to form 2no. 2 bed flats. The only external alterations are to The Steyne frontage and relate to the blocking up of the shop plate glass windows and their replacement with traditional sliding sash timber windows with Georgian spacing between.
SITE AREA	80 sqm approximately
RESIDENTIAL DEVELOPMENT DEN	250 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Corner building. 2 storeys in height with a single storey extension fronting The Steyne. The property has mauve painted walls with a slate hipped roof and white PVCu windows.
CHARACTER OF LOCALITY	Predominantly residential area centred around the gardens. The buildings are mainly 2, 3 and 4 storey terraced properties and flats of character. The site lies within The Steyne and Waterloo Square Conservation Area.

RELEVANT SITE HISTORY

BR/146/87	Change of use from retail shop to restaurant	Approve Cond 18-05-1987
BR/62/02/	Change of use from restaurant to 2/3 bedroom house.	Approve Cond 01-05-2002
BR/107/09/	Change of use from restaurant (A3) to 3 bedroom house (C3).	Approve Cond 15-07-2009

REPRESENTATIONS

Representations received:

OBJECTION:

On the grounds that this is out-of-character with the Conservation Area this site is within. Due to its prominent position near the seafront, the ground floor should remain as a bar/restaurant. Although the Committee is aware that the restaurant/bar has been empty for sometime they regret the possible loss of this commercial property as an amenity for tourists.

This restaurant/bar is in the heart of the town and should be retained as a tourism facility to maintain the heritage of the town as a friendly seaside resort.

Comments on Representations received:

There are no specific planning policies within the Local Plan that requires the retention of restaurant uses. Two previous applications have been approved for the Change-of-Use of the premises to a dwelling (BR/62/02 and BR/107/09/).

CONSULTATIONS

WSSC Local Development Divis.

Environmental Health

Consultations responses received:

County Highways

No objections. Cycle parking should be provided. No highway safety concerns would be raised to a nil car parking provision in this location.

Environmental Health - No comment.

Conservation Area Advisory Committee - Objection - Impossible for this Committee to comment without elevation details.

Comments on Consultation responses:

It is not considered that cycle provision could be included on this site.

The detail of the windows is conditioned to be submitted before the development takes place, and will need to be of a high standard to fit in with the Conservation Area.

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

Building of Special Character

Within the Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[GEN12](#)

[GEN22](#)

[AREA2](#)

Built-up Area Boundary

The Form of New Development

Parking in New Development

Buildings or Structures of Character

Conservation Areas

PLANNING POLICY GUIDANCE

PPS1

PPS3

Delivering Sustainable Development

Housing

PPS5
PPG13

Planning for the Historic Environment
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.

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation 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

Principle

Originally the property was a fisherman's cottage and has recently been used as a shop and the last use as a restaurant bar with residential accommodation over. This application seeks to change the use of the property to 2 flats. Planning permission already exists for a change of use of the property to a single dwelling. The proposed change of use is in line with PPS3 which promotes the most efficient use of previously developed land by re-use of existing buildings by forming additional units of accommodation.

Visual Amenity

The property occupies the whole of the site and the only external alterations proposed relates to The Steyne frontage with the blocking up of the shop windows and their replacement with traditional sliding sash windows. However, no detailed drawings of the windows have been submitted and this can be the subject of a condition of any permission.

Residential Amenity

The proposal would be in character with the area and will not adversely affect the amenities of next door neighbours by reason of adverse overlooking or overshadowing.

Highways

Current Government Policy encourages local authorities to relax parking provision standards or accept no parking provision in such areas where other means of transport are available such as buses and trains. County Highways have been consulted and have raised no objection regarding highway safety but have requested that cycle parking be provided within the site. This cannot be achieved within the site and there is no justification to refuse the application for the lack of cycle parking.

Summary

It is not considered that the proposal would detrimentally harm the character or appearance of the building of special character, nor would it harm the character or appearance of the surrounding residential area.

It is therefore recommended that the application be approved, subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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).

- 2 Detailed drawings, of the design and materials to be used and their location within the elevation, of any new windows at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The windows as approved shall be the only one's installed.

Reason: In the interests of visual amenity in accordance with policies GEN7 and AREA2 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN2, GEN12, GEN22, AREA2

NATIONAL POLICIES: PPS1, PPS3, PPS5, PPG13

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.