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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Erection of 8 flats – amendments to planning permission BR/126/05. Empire Court, Former Car Audio Centre and 1-6 Charlwood Street, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The main amendment seeks to remove 6 car parking spaces and replacing them with living accommodation and to re-site cycle and bin stores to the courtyard to the south of the site which is to be accessed via a foot passage.
SITE AREA	0.0148 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	540 flats per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	2m high wire site fencing encloses the site at present on Charlwood Street, with 1.8m high close boarded fencing to rear.
SITE CHARACTERISTICS	Site is currently vacant.
CHARACTER OF LOCALITY	Mixed use area with the majority of commercial uses sited along Aldwick Road. Chalwood Street is a predominantly residential street consisting of a mix of flats adjacent to the north of the site in similar design, and two storey terraced properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/350/87	Proposed 9x1 bed flats for the elderly and 2x1 bed flats with associated car parking.	Approved conditionally 17-12-1987
BR/333/92	Renewal of unimplemented planning permission BR/350/87.	Approved conditionally 06-04-1993
BR/286/00	Proposed 9 no.1 bed flats for the elderly and 2 no. 1 bed flats with associated parking.	Approved conditionally 16-08-2001
BR/378/03	22 no. flats in 2 no. buildings and associate parking.	Approved conditionally 28-10-2004
BR/366/04	Erection of 7 no. flats.	Withdrawn 29-11-2004
BR/460/04	Erection of 6 no. flats and associated external works.	Withdrawn 14-02-2005
BR/126/05	6 no. flats and parking spaces together with amendments to planning permission	Approved conditionally 30-06-2005

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	BR/378/03 – (affecting 4 no. flats) re-configuration of layout and elevation to SE aspect. Blocking up and re-positioning of windows in the north and east elevations of 1-6 Chalwood Street.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	No objection
LOCAL GROUPS	None
One letter of representation	Concern over parking provision in an area already inundated with cars.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	Taking into account the site's close proximity to local public transport services, retail outlets and employment opportunities and given the agreed relaxation of the parking provision, between the applicant and the LPA, I advise that the proposal is difficult to resist from a highway point of view.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, NE1, CH1, ERA1, DEV1
Arun District Local Plan : GEN1, GEN2, GEN5, GEN7, GEN12, GEN18

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPG13 - 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.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

Due to the sites close proximity to existing public transport links and local services, the Local Planning Authority and County Highways consider it is difficult to refuse such a proposal on the grounds of lack

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COMMENT ON REPRESENTATIONS RECEIVED

of parking.

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 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 proposal site is situated inside the built-up area boundary, sited along a predominantly residential street consisting of a mix of 3 and 4 storey flats to either side and two storey terraced properties, there are also some commercial uses such as a Public House and double glazing shop. The site is close to Bognor Regis Town Centre and a local parade of shops along Aldwick Road and has the benefit of being near public transport links.

The site has the benefit of planning permission for the erection of 6 flats and parking spaces under BR/126/05; the main difference between the previous approval and the current proposal is the removal of 6 parking spaces and their replacement with two additional 1 bed flats.

Some negotiation has been undertaken by the applicant with the Local Planning Authority regarding the proposed amendments to substitute the parking provision on the site with two 1 bed flats and due to the sites close proximity to local public transport services, retail outlets and Bognor Regis Town Centre it is considered acceptable. Provision will be made for cycle storage within the private courtyard to the rear of the flats at a ratio of two per flat and this is considered to promote sustainable transport choices, in line with Government guidance within PPG13 Transport. Further, County Highways have made no objection to the proposal on the same grounds.

The overall design of the scheme is a very similar to that approved under BR/126/05 and those neighbouring flats to the north of the site. The design and scale is considered acceptable within the context of the site and neighbouring development. To break up the façade of the building when viewed from Charlwood Street, the ridge height of the proposed block has been stepped down approximately 1.2m lower than that of the existing building.

Some alterations have also been made to reduce the window sizes of some of the windows in the east elevation of the building and a gable feature has been included within the rear roof slope. The windows servicing the most southerly bedroom windows on the first, second and third floors have also been altered to angle to the north east to improve privacy and reduce overlooking. These alterations are considered to be minor amendments and no objection is raised.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overbearing effect, loss of privacy or overlooking.

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CONCLUSIONS

Additionally, the development will not be unacceptably obtrusive in the street scene, nor would it conflict with the character of the residential area.

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

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Empire Court
Former Car Audio Centre
and 1-6 Charlwood 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).

2 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: In order to prevent pollution of the water environment in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

4 The buildings shall not be occupied until the cycle parking spaces shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking of bicycles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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5 The bathroom windows in the east (rear) elevation of the proposed building shall at all times be glazed with obscured glass and fixed to be permanently non-opening.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.