

PLANNING APPLICATION REPORT**REF NO:** BR/110/08/**LOCATION:** 18 Lennox Street
Bognor Regis**PROPOSAL:** Outline application for the redevelopment of premises to provide 14 no. apartments**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

Outline application for the demolition of existing single storey building and the erection of 14 No. apartments (9 no. one bedroom apartments and 5 No. two bedroom apartments). 6 No. parking spaces to be provided to the western side of the building egressing onto Norfolk Street. Vehicular access to the parking spaces to be gained via Norfolk Street, with pedestrian access from both Norfolk Street and Lennox Street.

The application is to consider access, layout and scale, with appearance and landscaping being reserved matters.

SITE AREA

0.053 hectares approximately.

RESIDENTIAL DEVELOPMENT DENSITY(NET)

264 residential units per hectare.

TOPOGRAPHY

Generally flat.

TREES

None.

BOUNDARY TREATMENT

None.

SITE CHARACTERISTICS

Single storey garage premises - 'Ford W.Jones & Sons House'. Rendered walls, with large front fascia. Timber doors to rear elevation.

The building is currently used for the servicing and repair of vehicles together with car sales.

CHARACTER OF LOCALITY

Bognor Regis Town Centre Location. The surrounding area is mixed commercial and residential.

The application site adjoins Lennox Street to the east side and Norfolk Street to the west side. Car park to the north side; three and four storey buildings to the south side comprising amusement arcade at ground floor level and flats

above. Many blocks of flats within the area, most notably Mountbatten Court to the south side of Belmont Street.

RELEVANT SITE HISTORY

BR/202/07/	Outline application for redevelopment of premises to provide new garage facilities on ground floor and 12 No. apartments on first, second & third floors	Approved Cond 09-07-2008
BR/203/07/	Outline application for development of ten flats (Resubmission following BR/50/07)	Refused 17-10-2007
BR/342/91/A	One internally illuminated double sided projecting box sign	Apprvd/Cond ADV 02-03-1992
BR/50/07/	Outline Application for development of ten flats with car park.	Withdrawn 23-04-2007

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

Objection:

This is unneighbourly and is changing the face of the area. This also appears to be in direct opposition to the BR Master Plan to regenerate and maintain original buildings as part of the town's historic heritage. It is also worthy of note that with more and more of these redevelopments there is no increase in the local infrastructure - doctors, hospitals, dentists, school places etc to sustain these pockets of development. Comment was also made that this could overload the inadequate sewage systems.

Comments on Representations received:

This application follows a previous planning approval on the site for 'redevelopment of premises to provide new garage facilities on ground floor and 12 No. apartments on first, second and third floors'. (ref: BR/202/07/). The principle of the redveloping the site has therefore been accepted. If the application is approved, this would be subject to a Section 106 agreement, which would secure contributions towards School, Library and Fire Service Infrastructure.

CONSULTATIONS

West Sussex - Planning Officer
Head of Highways and Transport
Southern Water Services Ltd
Property Services Manager
Environmental Health - John Green

Conservation Officer

Head of Highways and Transport

Consultations responses received:

County Highways:

This response comprises of the views of West Sussex County Council. The highways and archaeological implications of this proposal have been considered and these views are incorporated within this response.

In principle, this development is acceptable. No archaeological implications would result from this proposal. Contributions towards certain County Council services would be sought via a S106 agreement.

The highway implications of this proposal have been considered in part during the review of the approved BR/202/07/, which was for 12 apartments above the existing garage site. The current proposal includes the garage, increases the number of units and seeks to provide 6 car parking spaces. A plan showing the access arrangements (both existing and proposed) and parking layout would be requested. Conditions would then be requested to ensure any existing vehicular accesses that are not to be used are stopped up along with conditions to ensure any new accesses are provided in accordance with the plans.

In terms of parking, the proposed parking is within the WSCC maximum parking standards and it is not considered that this proposal would result in any highway safety implications as a direct result of the low parking standards. Whilst on-street parking is restricted in this location, considering that the approved application was permitted without car parking then the current proposal does seek to provide a limited number of spaces. The site is situated within close walking distance of passenger transport facilities and a wide range of facilities, the location of the site therefore should encourage less dependence upon the use of the private car in accordance with policy DEV4 of the WSCC Structure Plan. It would be preferable for cycle parking to be provided, although it is appreciated given the limited site area that this may not be possible.

Conservation Officer:

Just outside the Conservation Area although the opposite side of Norfolk Street is within. We have always stressed the importance of not having blank facades on to Norfolk Street and I am a bit concerned that there is an open covered parking area proposed. However, there may be the possibility of introducing individual sideways sliding timber garage doors and these would roll up internally within the individual garages. It may be that the garages need to be wider than shown in order to achieve this (reduce from 6 to 5?). Incorporating these would provide a more interesting ground floor façade and to some extent be in keeping with the locality. I consider the scale of the development to be generally satisfactory although a street scene drawing would have been useful.

Southern Water:

No objection in principle. Suggested informative/condition.

Environmental Health:

Please impose contaminated land condition, similar to that on BR/202/07/.

Comments on Consultation responses:

In response to County Highways comments, it is noted that the proposed parking spaces are detailed on the proposed ground floor plan and would be accessed from Norfolk Street. Further a cycle store is detailed on this plan. It is therefore not considered that any additional plans are required to be submitted. Any approval on the site would be subject to a Section 106 agreement.

The condition suggested by the Councils own Environmental Health Officers will be imposed on any planning approval. The applicant will be advised of Southern Waters Comments via an informative.

With regard to the Councils Conservation Officer's comments, it is noted that appearance is a reserved matter and not a subject for consideration at this stage. However, in response to these comments, further indicative plans that address this issue are awaited from the agent.

POLICY CONTEXT

Designation applicable to site:

Within Built up Area Boundary
Abutts Conservation Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
	CH4	Conservation Areas and Historic Towns and Villages
	DEV3	Infrastructure Requirements
	DEV5	Parking Provision
	ERA1	Making the best use of land
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN8	Development and the Provision of Infrastructure
	GEN12	Parking in New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
PPG15	Planning and the Historic Environment
PPS23	Planning and Pollution Control
PPG24	Planning and Noise

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.

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, which abutts a 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

Outline application for the demolition of existing two storey terraced building and the erection of 14 No. apartments (9 no. one bedroom apartments and 5 No. two bedroom apartments). 6 No. parking spaces to be provided to the western side of the building egressing onto Norfolk Street. Vehicular access to the parking spaces to be gained via Norfolk Street, with pedestrian access from both Norfolk Street and Lennox Street. The application is to consider access, layout and scale, with appearance and landscaping being reserved matters.

The application follows a previous planning approval on the site for 'outline application for redevelopment of premises to provide new garage facilities on ground floor and 12 No. apartments on first, second and third floors', under ref: BR/202/07/. The principle of redeveloping the site has therefore been accepted.

The main difference between the previous and current proposal, is that the current application introduces 2 No. flats at ground floor level, as well as 6 No. undercover car parking spaces in places of the commercial garage which was retained as part of the previous application. Whilst it is considered that the loss of the commercial garage is regrettable, current policies would not require the retention of a mixed use element and further, the introduction of bin storage, cycle storage and 6 no. parking spaces is welcomed.

The application site lies within the built-up area boundary as defined in the Arun District Local Plan, where the principle of development is accepted subject to normal development control

criteria being met. The site also lies within Bognor Regis Town Centre, adjacent to The Steyne and Waterloo Square Conservation Area, where it abuts Norfolk Street. Surrounding buildings are mixed in character, with buildings being of varied styles, designs and heights. Generally, buildings along Norfolk Street are two storeys in height, whilst buildings along Lennox Street vary between one and four storeys. There are many blocks of flats within the area, most notably Mountbatten Court to the south side of Belmont Street. It is considered that indicative plans submitted as part of the application positively respond to the difference in character between properties in Lennox Street and Norfolk Street, with the proposed development being limited to two storeys in Norfolk Street and four storeys in Lennox Street. The only concern, which is reiterated within the Conservation Officers consultation response is the open covered parking area proposed to the rear, immediately adjacent to the Conservation Area. Due to the prominent location of this rear elevation, it is considered that a blank facade would not be appropriate and several individual garage doors would be more suitable. Although appearance is not a matter for consideration at this stage, and the submitted plans would not warrant a reason for refusal, the agent has been asked to submit further indicative plans intended to address this issue.

It is not considered that there will be any significant adverse effect on neighbours. The site is bordered to the north side by a car parking area; to the south side by a block of flats but with no windows directly overlooking the site; Norfolk Street to the west side and Lennox Street to the east. It is not considered that the proposed development will cause any undue overlooking, on the basis of the indicative plans. It is noted however that the appearance of the building will be subject to a separate reserved matters application.

West Sussex County Council has requested contributions towards School, Library and Fire Service infrastructure.

It is therefore concluded the site is of a size that could adequately accommodate a building of the size proposed, that would not be obtrusive in the street scene and nor, would it conflict with the established character of the surrounding residential area. In addition, the development is in accordance with Government advice in PPS3, in that it makes efficient use of land.

It is therefore recommended that the application be approved subject to the conditions set out overleaf as long as a Section 106 Unilateral Undertaking is received for the schools, library and fire service infrastructure contributions by 11th July 2008. If no Section 106 Unilateral Undertaking is received by this date, then the application will be refused on the grounds of lack of infrastructure requirements.

RECOMMENDATION

REFUSE

- 1 The development proposed generates a need for public infrastructure in the form of library, education and fire contributions which cannot currently be met in the locality. No contribution has been provided as part of the application.

The development therefore conflicts with Policy DEV3 of the West Sussex Structure Plan and Policy GEN8 of the Arun District Local Plan.