PLANNING APPLICATION REPORT

REF NO: **BR/113/08/**

LOCATION: 44A Aldwick Parade
Aldwick Road
Bognor Regis

PROPOSAL: Proposed change of use conversion of upper floors from offices to form 2 no self contained flats including alterations & replacement of doors & windows to rear elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Change of use of upper floors from office to residential (2 no self contained flat units). Alteration to fenestration and doors.
SITE AREA	Approximately 0.0084 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	238 dwellings per density
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Undefined
SITE CHARACTERISTICS	Two-storey mid-terrace with front dormer and flat roof extension to rear. Communal car parking to rear.
CHARACTER OF LOCALITY	Commercial shopping terrace. Residential surrounds.

RELEVANT SITE HISTORY

BR/339/91	Change of Use from estate agents to tea room.	Approve Cond 30-12-1991
BR/52/07/	Change of use from A1 retail to sui generis for dog grooming salon to include retail sale of canine accessories	Approve Cond 01-05-2007
BR/170/78	Alterations to shop front	Approve Cond 12-04-1978
BR/245/80	Change of use from residential flat to offices	Approve Cond 28-05-1980
BR/794/77	Change of use ground floor from travel agents to estate agents	Approve Cond 01-02-1978

REPRESENTATIONS

Representations received:
Bognor Regis Town Council

Bognor Regis Town Council

Bognor Regis Town Council: No objection

Comments on Representations received:

Noted.

CONSULTATIONS

Environmental Health - John Green

Conservation Officer

Head of Highways and Transport

Consultations responses received:

District Environmental Health:

First Floor Flat 44a
The floor area of the living room/kitchen appears to be insufficient and not meet our guideline available floor area of 23 sqm for a 3 person 2 bedroom flat

Second Floor Flat
The floor area of the living room/kitchen appears to be insufficient and not meet our guideline available floor area of 23 sqm for a 3 person 2 bedroom flat

No provision appears to be made for the storage of domestic waste prior to collection by the Local Waste Authority.

Should this development be allowed and the flats subsequently be for occupation in the private rented sector there is the possibility that Category 1 hazards may exist as defined by the Housing Act 2004 particularly in relation to crowding and space.

Comments on Consultation responses:

Noted. The issues raised by District Environmental Health are dealt with under different legislative powers.

POLICY CONTEXT

Designation applicable to site:
Within built up Area Boundary
class B Road
Building of Special Character

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV5	Parking Provision
	CH5	Buildings of Architectural or historical importance
	DEV1	High Quality Development
	ERA1	Making the best use of land
Arun District Local Plan:	GEN12	Parking in New Development
	GEN22	Buildings or Structures of Character
	GEN7	The Form of New Development
	GEN2	Built-up Area Boundary
	GEN32	Noise Pollution

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG13	Transport
PPS3	Housing
PPS6	Planning for Town Centres

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, parking provision and highway safety, the Building of Special Character, or the vitaility and viability of the shopping parade.

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 and residential amenities of the locality, parking provision or highway safety, the Building of Special Character, or the vitaility and viability of the shopping parade.

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

With regard to principal, the site falls within the Built Up area boundary, where the principle is acceptable in principle. PPS3 supports living accommodation over commercial premises. The loss of offices would not detrimentally impact upon the vitality and viability of the shopping parade.

With regard to visual amenity, the external changes are to the rear (which does not contribute to the characteristics of the Building of Special Character) not obtrusive in the locality and does not adversely impact upon the Building of Special Character.

with regard to residential amenity, a certain amount of noise would result from the occupants of new residential units. However, it remains of level that would unlikely result in excessive disturbance onto adjoining occupiers.

With regard to parking, communal parking is to the rear of the site and exhibits the potential for cycle and car parking to accord with Local Plan standards.

It is therefore recommended the planning application be approved conditionally.

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 Before the use is first commenced, provision shall be made at the premises for the collection of customer waste in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter

be maintained to the satisfaction of the Local Planning Authority whilst the use is taking place.

Reason: In the interests of the amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 The use hereby permitted shall not be carried on until provision for car parking and cycle storage has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars and storage of cycles.

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

4 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, on the Building of Special Character, on the vitality and viability of the shopping parade, or on parking provision and highway safety, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, CH5, ERA1, DEV5

LOCAL PLAN: GEN2, GEN7, GEN12, GEN22, GEN32

NATIONAL POLICIES: PPS1, PPS3, PPS6, PPG13

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

5 INFORMATIVE: The applicant is advised of the following comments from District Environmental Health:-

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