

REPORT UPDATE

Application No: BR/117/10/

Reason for the Update / Changes

Reason for Update/Changes:

Representations

2 Letter of Objection

The three storey building is higher than the existing and is therefore overbearing and will create overshadowing of neighbour at the rear. The appearance is monolithic and out of keeping. There are windows and stairs which overlook property to the rear. Height should be restricted, balcony should be enclosed and staircase internalised. Removal of business premises for more flats is regrettable. Insufficient parking.

Officers Comment:

Noted. The height is in keeping with the adjacent developments with similar 2 storey development in London Road. There are no habitable windows overlooking. The staircase is the only means of access to the 1st and 2nd floor and are only for access. The site is in a town centre location and in accordance with the maximum parking standards.

Note: The changes to recommendation, conditions and/or reasons show under Officers Recommendation at the end of the attached report.

Or

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

BR/117/10/

PLANNING APPLICATION REPORT

REF NO: BR/117/10/

LOCATION: 3 Spencer Street
Bognor Regis

PROPOSAL: Demolition of existing office building and erection of 9 no studio apartments over 3 storeys and associated external works

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to demolish the existing 2 storey office (converted barn) and erect a 3 storey block of flats.
SITE AREA	0.018
RESIDENTIAL DEVELOPMENT DEN	500 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The office is directly onto the pavement.
SITE CHARACTERISTICS	Two storey converted barn with 1st floor barn door changed to a window. Brick, slate roof. Currently "Quality Care Direct" office.
CHARACTER OF LOCALITY	Mixed commercial and residential (predominantly flats). To the rear in London Road are shops with residential above (2 storey). Adjacent to 3 storey Dutch style flats brick with timber 1st and 2nd floor with Juliette balconies, gables. Adjacent office Fields roofing. Opposite to railway and Olby's yard. The area is predominantly 3 storey flats. Hills Court in London Road is 3 storey with small gap to flats at the rear.

RELEVANT SITE HISTORY

BR/3/87	The sale and fitting of tyres, exhausts and batteries	Approve Cond 01-04-1987
BR/278/69	New Office front	Approve Cond 15-07-1969

REPRESENTATIONS**Representations received:**

Bognor Regis Town Council

Objection, the Committee deplore the loss of another business and employment opportunities. The proposal is out of character with the street scene.

Comments on Representations received:

Comment on Town Council

Noted. It is considered that the proposal is in character with the surrounding flats in Spencer Street and London Road.

CONSULTATIONS

WSCC Local Development Divis.

Bognor Regis Task Force

Consultations responses received:

County Highways

No objection. The site has a B1 office use with nil car parking. The proposal will also have nil car parking. This would not have a material impact on traffic generation. No specific highway safety issues would be identified as a consequence of this proposal. The site is within walking distance of public transport. Cycle parking is provided.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN7	The Form of New Development
	GEN12	Parking in New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPS4	Planning for Sustainable Economic Growth

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.

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

The site lies within the built up area boundary where development is acceptable provided that normal development control criteria such as residential and visual amenity have been satisfied. The proposal is to demolish a two storey converted barn currently offices to erect 9 studio flats.

Visual Amenity

The flats are designed on 3 storeys at a height of 1m lower than the existing adjacent flats. The proposal is for full glazing with balconies to the front this is considered to be in character with the surrounding development. At the rear the design provides the entrance to the flats, this allows access to the rear service area. This is considered to be visually acceptable.

Residential Amenity

The main living rooms (studio flats) are at the front of the buildings with balcony or patio amenity areas of 1.3m wide and a 1.3m rear walkway to the external stairs. There are no residential properties directly opposite the site as it is a builders yard (Olby's). To the rear the design provides only bathroom windows which will be opaque glazed and the entrance doors open onto a entrance hall. The gap to the rear of the flats in London Road is a minimum of 8.7m, as there is no direct overlooking from principal windows, this is considered to be satisfactory. The side windows are high level to prevent any potential overlooking.

Loss of Office Space

The existing office space is not considered to be at a contemporary standard. The existing building is a converted barn. It is not considered that the loss of office accommodation will significantly impact on employment opportunities in the town centre. This part of Spencer Street is predominantly flats. It is therefore considered that the proposal is a better use of the site in line with both PPS3 Housing and PPS4 Planning for Sustainable Economic Growth. The objective being to promote the vitality and viability of town centres and tackling regeneration and deprivation. The proposal is for studio flats which are outlined at the lower end of the housing market for the provision of starter homes. It is therefore considered that the proposal is in line with these policies.

Highway Matters

The site is adjacent to Bognor Regis station. It is a sustainable location. Bike storage area is provided to the rear of the site to accommodate sustainable modes of travel. County Highways have raised no objections.

Summary

The existing offices are contributing little to the character of the area. The proposal is in character with the surrounding area. It is therefore recommended the application is 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 This permission relates to the following approved plans TSP 317 01, TSP 317 03E

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed building extension 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 by endeavouring to achieve a building of visual quality in accordance with policy 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)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN12

NATIONAL POLICIES: PPS1, PPS3, PPG13

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