BR/142/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Change of use from residential rest home to single private dwelling. 28 Nelson Road, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed change of use from residential rest home to single private dwelling with no structural alterations proposed.
SITE AREA	595 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	Open to front.
SITE CHARACTERISTICS	Two storey semi detached property with smooth white painted render, pitched roof with gable end to front with red/brown tiles. In addition the property has a side extension driveway, dormers to side, extension and conservatory to rear.
CHARACTER OF LOCALITY	Residential area, on a residential road consisting of mixed style of 1 and 2 storey detached and semi detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/573/75	Single storey extension to form utility room and wc.	Approved conditionally 15-10-1975
BR/221/87	Conversion and extension to form rest home revised car parking arrangement.	Approved conditionally 02-09-1987
BR/629/87	Amendments to previously approved plans under BR/221/87.	Approved conditionally 04-01-1988
BR/231/89	Erection of conservatory, porch and dormer.	Approved conditionally 15-05-1989
BR/524/89	Partial Change of Use form staff to rest home accommodation with associated alterations and extensions.	Approved conditionally 22-11-1989
BR/195/95	Single-storey extension (increase residents from 13 to 15) and improve on-site parking.	Approved conditionally 16-02-1996
BR/88/99	Proposed detached residential dwelling.	Approved conditionally 23-07-1999

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Town Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

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

None

COMMENT ON REPRESENTATIONS RECEIVED

None

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.

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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 site is situated within a predominantly residential area consisting of a mixed style of development. The property has undergone a number of changes and extensions and has had the benefit of planning permission for a change of use to a rest home since 1987. The proposal seeks approval for a change of use to revert the property back to a single private residential dwelling with no structural alterations proposed.

The proposed change of use is not considered likely to have an unacceptably adverse impact on the residential amenities of the adjoining properties. The impact of the proposal on the character of the area is likely to be minimal, as the façade of the building will remain the same.

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

BOGNOR REGIS BR/142/06/

Change of use from residential rest home to single private dwelling.

28 Nelson Road
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).