REPORT UPDATE

Application No: BR/148/11/

Reason for the Update / Changes

Reason for Update/Changes:

Officers Comment:

The S106 for affordable housing has been signed and agreed.

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/148/11/

Recommendation Report for Planning Permission

REF NO: **BR/148/11/**

LOCATION: Glenlogie & Wee Glenlogie
Clarence Road
Bognor Regis

PROPOSAL: Application under Regulation 4 of the Town and Country Planning General Regulations 1992 to convert Glenlogie from a House of Multiple Occupancy into 8 self-contained apartments with associated external works. Demolition of Wee Glenlogie (also known as 10a & 10b) & the construction of 2 dwellings with parking in the rear garden

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application is made by Arun District Council to convert the existing hostel into 8 self contained apartments and demolish the single storey annexe and erect 2 single dwelling houses.

SITE AREA	0.083 hectare
RESIDENTIAL DEVELOPMENT DENSITY(NET)	121 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint and brick wall along the High Street. Flint wall to rear with mature hedging.
SITE CHARACTERISTICS	Four storey imposing building, red brick with stone dressing ,including basement. To the side single storey annex consisting of two bungalows in brick with slate roof. Courtyard off the site entrance with carparking.
CHARACTER OF LOCALITY	Mix of commercial and residential,on the edge of the town centre, consiting of 2 and 3 storey buildings. The flats opposite the site in High Street are 3 storey. Adjacent to the site in Clarence Road is the Catholic Church which is knapped flint. The area is characterised by the use of different materials and the buildings are of various periods ranging from Georgian/Victorian to modern.

RELEVANT SITE HISTORY

BR/218/87	Application under Regulation 4 of Town and Country Planning (General Regulations) 1976 Conversion of existing detached bungalow to provide 2 no self contained units for use by homeless people	Deemed Perm Cnd 01-07-1987
BR/303/92	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 to replace windows in white p.v.c.U or aluminium (powder coated).	File Closed 03-03-1993
BR/349/80	C.O.U. to flatlets bedsitting rooms with communal laundry kitchens/bathrms Wee Glenlogie to warden accommodation	ApproveConditionally 28-05-1980
BR/131/48	Adaption to provide accomodation for Fire Brigade	No Objection

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection. The Committee would like to see the wall on the High Street retained and the fa§ade of Glenlogie.

3 letters

An objection unless the Council can satisfy the Church authorities that no damage will be done to the Church. Telephone conversations with Case Officer confirmed that there would be no damage to existing foundations of the north wall of the Church by the demolition of Wee Glenlogie.

Comments on Representations received:

Bognor Town Council: Noted. The building of Glenlogie will remain unaffected as the proposal is to be convert the building with no external alterations. It is not proposed to alter the wall as the access to the dwelling is proposed to be via the existing access in Clarence Road.

Others: Noted. The applicant has confirmed that the application if approved would be subject to the Party Wall Act and liaison will take place between parties at that stage.

CONSULTATIONS

Senior Estates Surveyor
Environmental Health
WSCC Local Development Divis.
Parks and Landscapes

Consultations responses received:

District Property Services: No comment

District Environmental Health: No comment

County Highways: No objection - the site is within a town centre location with excellent accessibility to local services and public transport routes. There are numerous bus stops within 50-200 metres of the site and also the Bognor Regis Railway Station. The South Coast Cycle Routes provide off road cycle routes. The proposal would create a level of parking demand. As the site is within a Controlled Parking Zone residents of the new development would qualify for residents and visitor parking permits. Permits are in high demand, currently 21 have been issued and the capacity is 17. The existing access and drive is used for 4 vehicles, the proposal will remove the existing parking area and increase the pressure for parking on surrounding roads. The applicants have carried out a parking capacity study to investigate the use of the Town Hall car park for overnight parking. To provide an alternative to the car, cycle parking should be included at a total of 8 for Glenloggie and 2 per dwelling at Wee Glenloggie.

Environment Agency: No objections.

Comments on Consultation responses:

Comments noted. The Regis Centre car park is unrestricted and free after 6pm and will therefore be available for any residents in Glenloggie. Cycle parking has been provided in the basement for 8 cycles.

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Building or Structures of Character

Class B Road
Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN7	The Form of New Development
	GEN22	Buildings or Structures of Character
	GEN12	Parking in New Development

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.

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 existing built up area where development is acceptable in principle subject to normal development control criteria such as visual and residential amenity. The building is currently empty and the previous use was as a homeless hostel with 11 bedsits in Glenloggie and 2 family units in Wee Glenloggie. The building is on the local list of buildings or structures of character. The application is made by Arun District Council.

GEN22 BUILDINGS OR STRUCTUREs OF CHARACTER
This policy states that planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structure will not be permitted.

The proposal is to retain the main building Glenlogie, which is the building of character. There are no external alterations proposed. The proposal is to convert the interior to 8 apartments. It is considered that the setting of the building will be enhanced by removing Wee Glenlogie which consists of 2 bungalows which visually detract from Glenlogie. It is considered that the 2 new dwellings would enhance the setting as they are designed in keeping with the surrounding built form and are seperated from Glenloggie in the grounds of the site. It is however considered that a condition should be attached to any permission removing permitted development for both the houses and gardens due to the limited amenity space and the consequential impact any such buildings could have if indeed permitted on the street scene of the High Street. It is noted also that the adjacent Church of Our Lady of Sorrows is also on the Local List. The Church is knapped flint with brick dressing. It is considered that the removal of Wee Glenlogie, which is attached to the Church wall would also enhance the setting of the church. Therefore it is considered that the proposal would be in accordance with this policy.

PPS3 HOUSING,CHARACTER AND DESIGN
This policy states that housing developments should be in sustainable locations which offer a good range of community facilities and with good access to jobs, key services and infrastructure.

Paragraph 17 states where family housing is proposed, it will be important to ensure that the needs of children are taken into account and that there is good provision of recreational areas. Paragraph 36 states that the government objectives are to create mixed and sustainable communities. The policy further aims to make effective use of land by re-using land that has been previously developed, however, there is no presumption that land previously developed is necessarily suitable for housing nor that the whole of the curtilage should be developed. Good design is fundamental to using land efficiently.

It is considered that the proposal is in accordance with this policy. The conversion of the existing building Glenlogie provides 5 x 1 bedroom flats and 3 x 2 bedroom flats which offers a mix of accommodation within the town centre. This is considered to utilise the currently vacant building in a manner which retains this building of considerable architectural merit and which is on the Council's Local List of Buildings or Character.

The annex to the rear does not contribute to the street scene or relate to the main building Glenlogie. It is considered that its replacement with 2 dwellings would represent a visual enhancement with the rear elevations facing the High Street, adjacent to the existing dwelling (Priory Cottage). The access to the proposed dwellings will be via the existing access to the rear of the site. The front of the new dwellings will face the rear of the site. This will ensure that the existing flint boundary facing onto the High Street will remain unaltered. This wall provides a significant visual feature in the street scene. The proposed dwellings will provide family houses within the town centre consisting of 4 bedrooms, gardens and car parking to the front of the dwellings provided off the existing access. The proposal therefore provides a good mix of residential accommodation within a town centre location, close to Hotham Park and the beach. The design of the new dwellings have been designed to blend in with the existing large building of Glenloggie and other surrounding buildings. The proposal will also bring back into use a building that is currently vacant.

The character of the area is mixed commercial and residential which consists of flats and single dwelling houses. The site is within a town centre location. The mix of residential accommodation proposed reflects that within the locality. The design of existing buildings ranges from 2 storey

through to 4 storeys. There is a mix of periods from Victorian to modern and a mixed use of materials from brick and flint to render with tiled or slate roofs. The adjacent dwelling Priory Cottage is 1.5m high and is timber clad. The flats opposite are rendered whilst the dwelling houses are a mix of flint and painted render. The proposed 2.5 semi detached dwellings are to be brick and render and considered to be in keeping with the character and appearance of the area.

RESIDENTIAL AMENITY
The two new dwellings do not directly overlook any dwellings at the rear. To the front of the dwellings there is 10m distance from the dwellings on the opposite side of the street which is considered to be a satisfactory distance to prevent any significant direct overlooking. The windows proposed on the side elevations at first floor are for toilets and will therefore be obscure glazed and at 2nd floor only roof lights are proposed therefore no direct overlooking is created by the proposal. It is therefore considered that the proposal will not result in any significant loss of residential amenity.

HIGHWAY IMPLICATIONS
The proposal includes car parking spaces for the new dwellings to the rear of the site with access via the existing access. County Highways have raised no objections and have commented that the site is in a sustainable location close to the town centre and close to public transport, comprising buses and trains. Secure cycle storage is required for 8 cycles in Glenloggie, which has been provided in the basement. Cycle storage will be conditioned. The applicant was asked to produce a parking capacity study, which showed that sufficient parking can be made at the Bognor Regis Centre car park. This is un restricted and free after 6pm. The site is in a Controlled Parking Zone and resident parking could potentially be purchased in Clarence Road, although demand is high for these permits. It is therefore considered that the proposal will not create an excessive increase in the demand for parking which could not be accommodated by the existing public car park.

AFFORDABLE HOUSING
An Interim Affordable Housing Policy was approved by Full Council on 18th August 2010. The policy states that the Interim policy is in accordance with PPS3 Housing and for developments of 1-14 units an affordable housing provision of 15% off site provision will be sought district wide. Therefore as the proposal is 2 new residential units, contributions will be required via a s106 Agreement. The Council's solicitor has been instructed to draft the agreement in accordance with this policy.

SUMMARY
The proposed conversion of Glenloggie to form 8 flats, the demolition of the annex Wee Glenloggie and the construction of 2 dwellings will bring back an empty property into a residential use, in line with government policy. The proposal is not considered to result in any significant loss of residential or visual amenity or loss of highway safety. Therefore it is recommended that the application is approved subject to the following conditions and completion of the s106 Affordable Housing Agreement.

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 The development hereby approved shall be carried out in accordance with the following approved plans site and location plans, drawings 06, 9000610, 03B, 07, 08, 02, 04, 05 and 9000610.

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 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 by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

4 No dwelling shall be occupied until the proposed site vehicular access has been constructed in accordance with the approved site plan to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

5 The building shall not be occupied until the parking spaces shown on the submitted plans have been provided, surfaced and marked out in accordance with a detailrd construction plan to be submitted to and approved by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

6 The building shall not be occupied until secure cycle parking has been provided in accordance with a detailed plan has been submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with PPG3 and PPG13.

7 The buildings shall not be occupied until a turning area has been provided, surfaced and marked out in accordance with a detailed construction plan to be submitted to and approved by the Local Planning Authority. This turning space shall thereafter be retained at all times for the designated purpose.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

8 Development shll not commence until visibility splays at the location of the vehicle access has been constructed in accordance with the approved site plan and shall thereafter be kept free from obstruction to a height of 600mm.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the building shall not be extended or altered in any way neither shall anybuilings or structures be erected in the grounds of the new dwellings unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenities of adjoining residential occupiers and the locality in general in accordance with policy GEN7 of the Arun District Local Plan.

10 The windows on the side elevation of the building shall at all times be glazed with obscured glass.

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

11 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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, GEN22

NATIONAL POLICIES: PPS1, PPS3, PPG13

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.