



Applecore PDM, 21 Middle Street, Park Gate, SO31 7GH

September 2024

PLANNING STATEMENT

10 Cavendish Road

Bognor Regis

PO21 2JW



Change of use to 11 bedroom
House in Multiple Occupation



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1. Introduction

Applecore PDM have been instructed to submit an application for full planning permission to Arun District Council (The LPA), for the change of use of 10 Cavendish Road, from an eight bedroom house in multiple occupation, to an eleven bedroom house in multiple occupation (HMO).

Applecore PDM offer a range of planning related services, and seek to work proactively with the local planning authority to ensure high quality design in accordance with standards and policy.

2. Site Description

The application site is a two storey, detached building that has been in use as a large HMO for a substantial number of years. Also known as 'Winslade Court', the property has a generous footprint and is currently capable of accommodating eight individuals. With a site area of approximately 400sqm, there is also sizeable amenity space in the rear garden.

Cavendish Road runs East to West between Victoria Road and the B2166 Argyle Road, with the junction of the latter situated around 300m from Bognor Regis Promenade and the seafront.

As can be expected for a prominent seaside location, there is a multitude of retail, restaurants and other amenities located within a short walk of the application site, with the Queensway and High Street precincts both within ten minutes. There are also plenty of transport links, with the Bognor Regis railway station also within the same proximity.



3. Planning History

Prior to submission of this application, permission was sought to regularise the current use of the site, as well as explore potential improvements and permitted development rights for the property. All applications were successful, and the operational works are to be implemented to facilitate the proposal.

- **BR/114/24/CLE:** Lawful development certificate for the existing use of a house in multiple occupation for more than 6 persons. *Approved 22-08-24.*
- **BR/101/24/PL:** Construction of single storey rear extension. *Approved 06-08-24.*
- **BR/99/24/CLP:** Certificate of lawful development for the proposed construction of a rear dormer. *Approved 02-08-24.*

4. Proposal

By utilising the approved works as listed in the Planning History, the property will undergo a full renovation and upgrade to improve the current standard of accommodation, and at the same time increase the occupancy level to eleven bedrooms, all of which will be of a high standard for future occupiers.

The ground floor will comprise four spacious bedrooms, each with ensuite facilities. To the rear will be a large communal kitchen/dining zone, with adequate provision of amenities for occupants, plus a separate utility area.

On the first floor, four bedrooms are provided, all exceeding 10sqm in size, and also all featuring ensuite facilities, and the final two bedrooms will be provided in the newly converted loft space, also of the same standard of the other nine bedrooms.



All rooms will benefit from natural light and ventilation, and all will have access to the spacious rear garden. Although there is no parking provision associated with the property, there is ample room for cycle storage, with side access also a benefit for cycle users.

5. Biodiversity Statement

This application is purely for a change of use, namely increasing the permitted level of occupancy to the property. All works required to facilitate this conversion have been previously approved.

A condition associated with the approved extension is for the installation of a bird box, which will be complied with upon completion. Other biodiversity enhancements will be considered also.

The large rear garden is mostly laid to lawn. In its current state, the garden offers little to the biodiversity of the area. There are no trees within the curtilage and at this time, there are unlikely to be any existing habitats on site.

As the applicant is currently seeking a change of occupancy, plans for the garden area are not currently under consideration. However, any future landscaping scheme will take into account the suggestions detailed in Policy ENV DM5 of the local plan.

6. Conclusion

HMOs play a valuable part in contributing towards a mixed and balanced community. Houses in multiple occupation provide homes for young professionals who cannot afford to get on the property ladder, and for whom shared living properties provide an all bills included option, for independent living.



The property is long established as a 'Sui Generis' HMO, and is in need of an upgrade. All external works are already approved, and all internal works, while not needing permission, will be carried out to a high standard and in conformity with building regulations.

As an existing large HMO, the proposal will not change the use class of the property but the increase in occupancy of three persons may be deemed to be a material change of use. However, the proposed upgrade will provide a very high standard of accommodation for future occupiers, in a very desirable and sustainable location.

For these reasons, the scheme is considered acceptable, and it is respectfully asked that planning permission is granted.