

37 NYEWOOD LANE, BOGNOR REGIS, PO21 2SJ

PLANNING STATEMENT

FEBRUARY 2026

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BOGNOR REGIS
PO21 2SJ

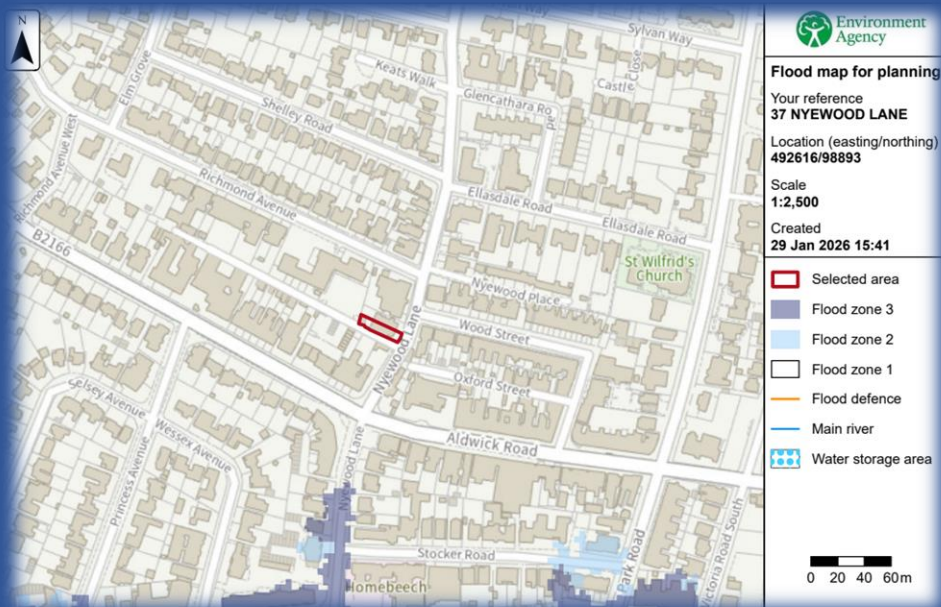
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1. INTRODUCTION

- 1.1. Applecore PDM have been instructed to submit an application for planning permission to Arun District Council (the LPA) with regard to the redevelopment of 37 Nyewood Lane.
- 1.2. Applecore PDM seek to work proactively with the LPA to resolve any concerns and achieve an acceptable development.

2. SITE DESCRIPTION

- 2.1. The application site is a two storey, end of terrace building, comprising accommodation across three levels. The building is of brick-built construction, mostly rendered, with a variety of decorative features, including hung tiles and cladding.
- 2.2. The property has a footprint of around 127m², placed centrally on a site of about 230m².
 - 2.2.1. An aged garage occupies much of the rear garden, with a small garden also present at the front of the property.
- 2.3. The property has been in a range of residential uses, and was most recently in use as a guest house/bed and breakfast form of accommodation.
- 2.4. The immediate locality is typically residential in nature and appearance, with a range of dwellings of various scale and architectural style, with a number of care homes, guest houses, and other uses, some of which have seen recent conversions to other residential uses.
 - 2.4.1. The property is around 250m north of the seafront, where, as can be expected, there is a much broader range of uses.
- 2.5. According to the governments flood map for planning, the application site lies within Flood Zone 1, a site with a low probability of flooding from rivers or seas.



- 2.6. The property is not in a Conservation Area and is not a listed building. The proposed development is not significant enough that it could be considered detrimental to the settings of any local heritage assets, the closest of which are detailed in the table below:

TYPE	NAME	LOCATION
CONSERVATION AREA	ALDWICK ROAD	225m SOUTH-EAST
GRADE II LISTED BUILDING	CULVER COTTAGE	285m SOUTH EAST
GRADE II LISTED BUILDING	3-5 MARINE PARADE	335m SOUTH EAST

- 2.7. There are a number of bus stops in the vicinity, with Bognor Regis railway and bus stations reachable on foot within 20 minutes.
- 2.8. The site has been given a Walk Score of 78, making it a very walkable location where most errands can be accomplished on foot. It is considered to be a very sustainable location, with close proximity to shops, restaurants, leisure facilities, and open space.

3. PLANNING HISTORY

- 3.1. According to the LPAs public register of planning applications, the following history exists for the property:
- **BR/106/02** – Change of use from Rest home to bed and breakfast accommodation – Approved 26th April 2002
 - **BR/260/83** – COU from holiday flatlets to elderly persons rest home – Approved 27th April 1983
 - **BR/171/58/B** – Demolition existing & erect new garages – Approved 24th March 1965
 - **BR/171/58/A** – Private hotel change of use – Approved 22nd February 1961
- 3.2. This demonstrates a continuous form of residential accommodation in the post war period, although the building form leans towards an expectation that it was originally constructed as a single dwelling.

4. PROPOSED DEVELOPMENT

- 4.1. In its current format, the layout of the building is somewhat irregular, and contrived in places, and in need of a slight reconfiguration. It is currently configured to house 10 bedrooms, with a range of kitchen and bathroom spaces.
- 4.2. It is proposed to convert the existing guest house to form an 8-bedroom House in Multiple Occupation (HMO), each with ensuite bathrooms, and shared communal facilities.
- 4.3. Also proposed is the removal of the bulky, rear garage, in order to provide outdoor amenity space to the property, with landscaping, planters, and boundary treatment, plus bicycle and bin storage.
- 4.4. External changes will be minimal, and only where necessary to improve the standard of accommodation.
- 4.5. The property will retain the existing three points of access, located at the front, side, and rear.
- 4.6. The ground floor will comprise two ensuite bedrooms, plus an additional WC, tank room, storage cupboard, and an open plan kitchen/diner/lounge with an additional utility room.
- 4.7. The first floor will contain a further four ensuite bedrooms.
- 4.8. The second floor will house two more ensuite bedrooms, along with an additional utility area.
- 4.9. The development will retain the majority of the buildings character and form, with the alterations to the rear garden considered a betterment to both the property and the surrounding area.

5. PLANNING POLICY

- 5.1. Along with the aims and objectives of the NPPF (2024), relevant policies from the Arun Local Plan 2011 - 2031 have been considered. Some relevant matters include:
- **SD SP2 Built-up Area Boundary** - The site is in the Built-up Area Boundary where development is acceptable subject to the consideration of other relevant policies.
 - **H SP4 Houses in Multiple Occupation** – the Article 4 direction prevents a lawful change of use from a Class C3 to a Class C4 without planning permission, however neither use class are relevant to this proposal. The policy states that new HMO development should not adversely affect the character of the area including eroding the balance between different types of housing, does not contribute to the generation of excessive parking demands or traffic in an

area, and provides adequate areas of open space. The character of the building and area will be retained, if not improved. The previous use as a 10 bedroom guest house would have been more likely to generate parking demand, due to the transient nature of users, whereas permanent residents are more likely to travel by foot, bicycle, and public transport. An increased area of open space is proposed, by way of removing a bulky garage, plus the site is very close to the seafront and other open spaces.

- **D SP1 Design** - All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area. As stated before, the character of the site is to be enhanced, and the proposed internal layout comprises an efficient use of the land.
- **D DM2 Internal Space Standards** – with regard to the amenity standards and room sizes for HMOs, the following table compares the requirement to the provision:

ROOM	REQUIRED	PROVIDED
BEDROOM 1	6.51m ²	16.86m ²
BEDROOM 2	6.51m ²	14.42m ²
BEDROOM 3	6.51m ²	14.48m ²
BEDROOM 4	6.51m ²	10.00m ²
BEDROOM 5	6.51m ²	14.15m ²
BEDROOM 6	6.51m ²	18.59m ²
BEDROOM 7	6.51m ²	15.58m ²
BEDROOM 8	6.51m ²	18.74m ²
KITCHEN/DINER	16.00m ²	31.59m ²
BATHROOMS	2 BATHROOMS/2 WCs	8 BATHROOMS/9 WCs

6. BIODIVERSITY ENHANCEMENT

- 6.1. In accordance with Local Plan Policy ENV DM5, consideration has been given to the protection and enhancement of on-site biodiversity.
- 6.2. The rear garden is mainly paved and the majority is occupied by garage.
- 6.3. The front garden has a small amount of lawn.
- 6.4. The rear garage will be completely removed, opening up the garden area and being replaced by smaller bicycle storage.
- 6.5. Raised planters will be installed around the boundary, containing a variety of low maintenance native plants, trees, and pollinators.
- 6.6. A water butt will be positioned to collect excess rainwater, which will be reused to water plants in the summer.
- 6.7. The frontage will be improved, with low maintenance lawn and planting provided.
- 6.8. Although the use of the property, as well as the previously approved extension, are not considered to impact onsite or linear habitats, an overall improvement to the garden and the potential for biodiversity is proposed, and any landscaping plans will take into account the suggestions detailed in Policy ENV DM5 of the local plan.

7. CONCLUSION

The application site has typically provided short-term accommodation for a number of decades but is dated and in need of refurbishment. The proposed development will offer long term, affordable accommodation to local residents in a very sustainable location. The works required to facilitate the change of use are largely internal, with any external alterations, including the removal of the garage and the subsequent landscaping, will both preserve and enhance the character of the building and area, at the same time improving biodiversity.

The development will not result in the loss of a family dwelling (Class C3) and will not result in an oversaturation of similar accommodation in the district. The property will be finished to a high specification and will look to house suitable tenants, sourced through careful management and vetting processes.

In terms of material planning considerations, licencing standards, and building regulations, there are no reasons to reject the proposed development, and therefore the scheme is considered to be acceptable and planning permission should be granted.