Recommendation Report for Planning Permission

REF NO: **BR/237/11/**

LOCATION: St Leonards
123 Victoria Drive
Bognor Regis

PROPOSAL: Change of use from rest home (Class C2) to house in multiple occupation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is for a change of use from care home to a House in Multiple Occupation for ten people. This application is retrospective.
SITE AREA	0.0408 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	245 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Dwarf wall and railings to front.
SITE CHARACTERISTICS	Detached two storey with double bay windows, brick and render painted cream. Tiled roof. Two storey flat roof extension and side single storey extension.
CHARACTER OF LOCALITY	Predominantly residential. To the rear are three storey flats with an access running to the side of this property. A mix of flats and houses.

RELEVANT SITE HISTORY

BR/81/87	Proposed sitting room extension	ApproveConditionally 05-05-1987
BR/124/62	Use as guest house non seasonal and or rest home	ApproveConditionally 20-08-1962
BR/520/81	First floor rear extension to provide 4 additional bedrooms	ApproveConditionally 29-07-1981

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection, the Committee were once again disappointed at the lack of information submitted.

1 letter of objection:
Lack of parking, the land that previously belonged to this property was sold off as Holly House Flats. Concerned about hours of working when converting the property.

Comments on Representations received:

Parish Council:
Noted. It is considered that satisfactory information has been submitted to determine the application.

Others: Noted. This is a retrospective application and the works have already taken place. County Highways have raised no objections to the lack of carparking.

CONSULTATIONS

WSCC Local Development Divis.

Environmental Health

Consultations responses received:

COUNTY HIGHWAYS:
No objection. It is likely that the proposed change of use will lead to a very modest intensification in traffic movements to and from the site, however this is unlikely to have any significant effects on highway capacity. The plans do not outline the maximum achievable visibility splay from the junction however it is consistent with the Manual for Street guidance regarding visibility. No additional parking has been provided. In the light of additional information and the provision of a car parking survey, it has been proven that although the development lacks the provision of on-site parking, there is adequate opportunity for on-street parking. A level of parking would exist from the former use and it is unlikely that the demand for on-street parking related to the development will increase significantly. Therefore, no objection.

Environmental Health:
No adverse comments other than the number of amenities (kitchen) seen only allows for a maximum of 10 persons. The room sizes are generous to the extent they are suitable for double occupancy however if they are occupied on a double occupancy basis additional kitchen facilities will be required.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary
Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN7	The Form of New Development
	GEN12	Parking in New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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 built up area boundary where development is acceptable in principle subject to development control criteria.

NEIGHBOUR AMENITY:
The site lies within a predominantly residential area. The property was previously a care home. It has been converted into a House in Multiple Occupation for ten people. The properties to the rear and east are flats. Therefore the area has a high density of residential accommodation and it is therefore considered that the use of this property for ten persons would not result in any significant loss of residential amenity.

It should be noted that the previous use as a care home provided fourteen bedrooms, with staff in attendance in addition. Therefore this proposal is a reduction on the number of residents in the property. With all the additional comings and goings associated with a care home, it is considered that the use as an HMO does not result in any significant loss of residential amenity, but is a slight improvement.

The environmental health officer has commented that if double occupancy were to occur additional kitchen facilities would be required. A condition has been added to restrict the occupancy to a maximum of 10 persons.

CAR PARKING ISSUES:
The site is within a town centre location in close proximity to public transport. County Highways

have raised no objections.

SUMMARY:
The continuation of the property as an HMO for ten persons only is considered to be acceptable as it represents a slight improvement to neighbour and residential amenity by the reduction of 4 bed spaces in the property. Therefore it is recommended that the application is approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The development hereby approved shall be carried out in accordance with the following approved plans number P01, P02, P03, P04, P05.

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.

2 The use hereby approved shall be for a maximum of 10 residents in total.

Reason: To protect the residential amenity of neighbouring properties in accordance with GEN7

3 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

NATIONAL POLICIES: PPS1, PPG13

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