

PLANNING APPLICATION REPORT**REF NO:** BR/238/08/**LOCATION:** 7 Annandale Avenue
Bognor Regis**PROPOSAL:** Erection of first floor rear extension and conversion of rear projection to 1 x 2 bed flat**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	First floor rear extension and conversion of rear projection to 1 x self contained bedroom flat
SITE AREA	Approximately 0.02 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	200 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fence dividing garden internally. 1.8m close boarded fencing with No. 5 to 1.8m fence. Rear Leylandii to 2m high
SITE CHARACTERISTICS	3 doorbells on entrance door. Semi-detached property. Three-storey dwelling. No. 9 - 2 No. flats. No. 3 is 2 No. flats. No.5 -single dwelling. B&B opposite and rest home. No. 5 - single storey to rear. Existing single storey extension to rear of No.7. One window at first floor in rear elevation. Property has been converted to 3 No. flats
CHARACTER OF LOCALITY	Residential. Although many detached and semi-detached properties along street scene have been subdivided, there remains a suburban rather than urban, feel to the street. Tree lined.

RELEVANT SITE HISTORY

BR/212/05/	Conversion of existing house to 4no. flats and rear first floor extension	Refused 29-07-2005
BR/363/05/	Conversion of existing house to 3 flats (Resubmission following BR/212/05)	Approve Cond 29-11-2005
BR/87/07/	Conversion of existing and rear extension to form two bedroom dwelling	Refused 28-06-2007
BR/98/06/	Revised proposals for conversion to 3 flats	Inc Docs Ret'nd

		16-05-2006
BR/99/06/	Conversion and extensions to form one bedroom dwelling.	Refused 05-05-2006
BR/44/55	Conversion into 2 self contained flats	Approve 10-03-1955

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

Bognor Regis Town Council: No objection

Comments on Representations received:

Noted

CONSULTATIONS

Environmental Health - John Green

Head of Highways and Transport

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built up area boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV5	Parking Provision
	DEV1	High Quality Development
	NE1	Level of Residential and Employment Development
	ERA1	Making the best use of land
	CH1	Character
Arun District Local Plan:	GEN12	Parking in New Development
	GEN7	The Form of New Development
	GEN2	Built-up Area Boundary
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
PPG24	Planning and Noise

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 and its character, parking provision, and highway safety and capacity.

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 conflict with relevant Development Plan policies in that there would be a materially adverse effect on the character of the area, and the residential amenities of the occupiers of neighbouring properties.

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 proposal detailed in this application is near identical to that proposed for in an earlier application on the site, BR/87/07. That previous application was refused on grounds that an additional dwelling on site would be an over-intensification of the site which would be out of keeping and incompatible with the existing development in the locality. Such a proposal would also, it was considered, have a detrimental impact upon the amenities and quiet enjoyment of nearby residential properties.

Whilst it is recognised in Planning Policy Statement 3: Housing that conversion of existing housing can provide an important source of new housing (paragraph 31), that advice goes on to state that more intensive development is not always appropriate (paragraph 49).

The immediate section of Annadale Avenue which surrounds the site is considered to exhibit a reasonably suburban, rather than urban, feel in its character and appearance. No adjacent properties in this immediate vicinity have been divided into more than 3 flats. The nearest semi-detached property which has been divided into 4 flats is at No. 28. Planning permission was granted in 1987 for conversion of the property from 3 units into 4, but this was without the additional built form that would result from the proposed extension. 4 No. units facilitated by a rear extension at first floor level would create an undesirable intensification of residential use, which would result in a change in the character of the street to its detriment. The new dwelling only exhibits small sized habitable rooms to the detriment of the amenities of any future occupiers. Also, having access to the new dwelling from a ground floor door to the side of the building, running along the shared boundary with No. 5 Annadale Avenue would, together with a greater intensity of the use of the rear amenity land, be detrimental to the residential amenities of neighbours surrounding the site.

As the proposal continues to be the creation of a two-storey self contained flat unit of very similar layout and size to that previously applied for, it is considered that those reasons for refusal remain unresolved. It is, therefore, recommended that the current application be refused for those same reasons.

RECOMMENDATION**REFUSE**

- 1 The creation of an additional unit of accommodation at the site would result in a total of 4 units which would constitute an undesirable intensification of residential development at a density which would be out of keeping and incompatible with the existing and proposed development in the locality in conflict with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- 2 The proposal would detract from the amenities and quiet enjoyment of nearby residential properties in conflict with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.