

REPORT UPDATE

Application No: BR/244/10/

Reason for the Update / Changes

Reason for Update/Changes:

Late Considerations

County Highways:

It appears from the plan that the extension may result in the loss of an off-street parking space within the site. However, in terms of transport the property is situated in a sustainable location. The property is within walking distance of a range of services and public transport, hence there is no reliance as such on the use of the private car. Secure and covered cycle parking should be available for staff as well as residents and visitors.

If the LPA are minded to approve this application, a condition securing cycle parking should be included.

Two letters of objection have been received commenting on the following main points

- Lyon Street is not noisy at present but since the new occupiers of the Sudley Road properties have moved in, noise levels have increased.
- The main entrance and usage is on the Lyon Street frontage and the office extension will exacerbate this.
- Annoyed that the planning application makes reference only to sudley Road and that it is in keeping with Sudley Road
- Lyon Street is residential unlike Sudley Road which has shops and post office
- The current usage of 36 and 38 has significantly increased noise levels at unsocial hours and the entrance and exit of cars throughout the night is disturbing to residents.
- no detail on hours of operation of the office
- traffic and parking noise could be reduced if ADc stipulated that the parking area and access road could be made good with a hard surface
- unaware of previous planning permissions on this site

Officers Comment:

An area for cycles is to be provided as part of the overall proposals for the site.

The principle of development for flats has been long established through earlier permissions. Carparking to service the properties to Sudley Road has always been from Lyon Street. This proposal is for a single storey extension only and it is considered that any objection would be difficult to establish given the permitted uses on the site and any requirement to resurface the car parking area.

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/244/10/

PLANNING APPLICATION REPORT

REF NO: BR/244/10/

LOCATION: 36-38 Sudley Road
Bognor Regis

PROPOSAL: Proposed single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is for a single storey extension to the rear of the buildings for use as an office for an on-site warden.
SITE AREA	763 sq.m
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m timber fencing to the rear.
SITE CHARACTERISTICS	Two detached buildings. Undergoing substantial building works. Buff brick with red quoins. Concrete pantile roofs.
CHARACTER OF LOCALITY	Residential to the rear. Sudley Road is a mixture of mainly offices and residential.

RELEVANT SITE HISTORY

BR/302/04/ 6 no. additional self contained flats & studios. Approve Cond
12-10-2004

BR/448/04/	Two storey extension for 2 no. studio flats.	Approve Cond 28-01-2005
BR/259/10/NMA	Application for a non-material amendment following a grant of planning permission BR/448/04 for 2No. new windows to North West Elevation.	Refused 17-09-2010

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

Objection on the grounds this is out of character with the street scene.

Comments on Representations received:

It is not considered that the extension would be out of character with the street scene.

CONSULTATIONS

WSSC Local Development Divis.
Environmental Health

Consultations responses received:

Environmental Health Officer:

It the accommodation is to be used solely for office accommodation and storage then the kitchen and toilet areas are to be adequately lit and ventilated.

However, with the facilities provided as shown on the drawings it is feasible that the development could be used as residential accommodation and if so the following comments are offered.

There is inadequate natural lighting and ventilation to the kitchen area:

a. there should be natural lighting provided by glazed windows with an area equivalent to 1/10th of the floor area.

b. there should be natural ventilation provided by means of openable windows where the area of the openable parts is equivalent to 1/20th of the floor area.

Comments on Consultation responses:

The applicant's agent has clearly stated that the extension is to be used as office accommodation and any permission can be so conditioned to that effect.

POLICY CONTEXT

Designation applicable to site:

Inside Built Up Area
Building of Special Character (No.38)

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7 GEN22	The Form of New Development Buildings or Structures of Character
---------------------------	---	---

PLANNING POLICY GUIDANCE

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 as defined in the Arun District Local Plan where the principle of development is acceptable subject to normal development control criteria being met.

VISUAL AMENITY

No.38 is a designated Building of Special Character and No.36 has a similar Victorian appearance from Sudley Road. However, this single storey flat roofed extension is to the rear where there are considerable building works and alterations taking place. Some of those extensions have flat roofed areas. This extension will not be seen from Sudley Road behind existing parts of the buildings and will only be seen through the access between the houses on Lyon Street.

RESIDENTIAL AMENITY

The proposed single storey extension will not have any adverse affect on the residential amenities of the next door neighbours or properties to the rear. There is sufficient separation distance between the extension and neighbouring properties not to give rise to significant amenity impact. Furthermore the additional traffic associated with the office is not considered to give rise to significant additional noise and disturbance. The only affect would be on the 2 flats to either side which are within the complex that the office serves.

CONCLUSION

The extension to be used as an office would not have an adverse affect on the residential or visual amenities of the area. It is therefore recommended that the application be approved subject to the conditions set out below.

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 extension hereby permitted shall be used as a wardens office in association with the self contained residential units on the site and for no other purpose.

Reason: To enable the Local Planning Authority to maintain control in the interests of the amenities of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 3 This permission relates to the following approved plans - Existing and Proposed Floor Plans and Elevations dwg no 1187/P30 A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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,GEN22

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.