

PLANNING STATEMENT

MARCH 2025

27 Argyle Road
Bognor Regis
PO21 1DZ

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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), for the “Change of use from dwelling house to a 7-bed House in Multiple Occupation (HMO)”. Applecore offer a range of architectural and planning services and seek to work proactively with the Local Planning Authority to achieve an acceptable proposal through high standards of design and planning.

2. SITE DESCRIPTION

- 2.1. The application site is a two-storey, five-bedroom, mid-terraced property, in the Marine Ward of Bognor Regis, with a site area of approximately 200m².
- 2.2. The property is of red brick construction, with a double bay window, grey slated pitched roof, and both front and rear facing dormer windows. To the rear, there is a first-floor conservatory style extension to one of the bedrooms, with a timber staircase accessing the garden space. A brick built outbuilding sits at the rear of the garden, which is also accessible from an alleyway that runs from Cavendish Road and Sutherland Close. Accommodation is set over three levels, with three bedrooms at first floor level, and two more bedrooms in the roof space.
- 2.2.1. The property is in a state of dereliction and has been exposed to squatters and vandalism, and is in desperate need of redevelopment.
- 2.3. Argyle Road is roughly 200m in length and runs North to South between Ockley Road and West Street. The application site sits approximately 70m from the Northern junction.



- 2.4. Bognor Regis Promenade and seafront is around 350m South of the property, close to the Pier, whilst the railway station is a similar distance to the North-East.
- 2.5. According to the governments flood map for planning, the property is situated in Flood Zone 1, meaning it has a low probability of flooding from rivers or the sea, and also with a low chance of flooding from surface water.



2.6. The property is not a listed building and is not adjacent to one. Although not in a Conservation Area, there are such areas around 100m North-East and South, however there is nothing about the proposal that could be deemed to be affecting the settings of any local heritage assets. For brevity, a number of the closest assets are detailed in the table below:

ASSETT	NAME	DISTANCE (APPROX)
Conservation Area	Bognor Regis (The Steyne and Waterloo Square)	100m South
Conservation Area	Bognor Regis (Railway Station)	280m North East
Grade II Listed Building	14-19 Scott Street	160m South West
Grade II Listed Building	Picturedrome	300m North East
Grade II Listed Building	Gordon House	190m South

2.7. Bognor Regis railway station is located within a 5-minute walk from the property.

2.7.1. Regular services are available to Barnham and London Victoria. Changes at Barnham will allow a larger range of national links.

2.8. Located close to the railway station are a number of bus stops with a variety of services, including services 61, 62, 63, and 69. These services offer regular transport to Aldwick, Pagham, Middleton-on-Sea, North Bersted, and other local regions.

2.8.1. Other services can be accessed from the nearby High Street (5–10-minute walk), including the number 700 which offers a direct link to Chichester.

3. PLANNING HISTORY

3.1. According to the LPAs public register, there are no previous planning applications for the property, other than a recent application for prior approval.

- BR/200/24/PDH - Notification under extended permitted development rights for a single storey flat roof rear extension measuring 6m beyond the rear wall of the original dwelling house, with a maximum height of 3m and an eaves height of 3m – Prior Approval Not Required – 21/11/2024

4. PROPOSED DEVELOPMENT

4.1. Although a well built and spacious property, it is need of a ‘back to brick’ approach to refurbishment. Other than the aforementioned extension, it is not proposed to form any external additions to the dwelling, but careful internal reconfiguration will form an additional 2no. bedrooms whilst maintaining a suitable level of communal space.

4.2. GROUND FLOOR

4.2.1. The existing lounge and dining room will be converted to bedrooms, both with ensuite bathrooms.

4.2.2. The single storey rear extension, constructed under extended permitted development rights, will facilitate the transformation of the rear to form a large, open-planned kitchen and dining area, with a ‘snug’ for communal use.

4.2.3. An additional shower/WC is provided, to ensure that all residents have access to washing facilities, even in the case where their own facilities are unusable due to maintenance or damage issues.

4.3. FIRST FLOOR

4.3.1. The rear ‘conservatory’ and associated external staircase will be removed.

4.3.2. 3no. bedrooms will be retained, much like the existing arrangement, but with the addition of ensuite bathrooms.

4.3.2.1. One bedroom at this level is deemed spacious enough to accommodate a couple, should the demand arise.

4.3.3. A further bathroom will be situated on this floor, mainly for the use of the second-floor bedroom that is the only room without ensuite facilities.

4.3.4. A tank room will also be located on the first floor, to help cope with the additional pressure on utilities.

4.4. SECOND FLOOR

4.4.1. Two further bedrooms are provided, also with a similar layout to the existing. One bedroom will not have an ensuite bathroom, and the occupant would instead use the additional bathrooms at ground or first floor.

4.5. EXTERNAL ALTERATIONS

4.5.1. Solar panels are proposed to be installed to the roofslopes in order to provide renewable energy to the dwelling. These are considered to be permitted development under Schedule 2, Part 14, Class A, of the GDPO.

4.6. GARDEN

4.6.1. The existing garage will be demolished to make way for a secure, weatherproof, purpose built bicycle store. The store will be capable of storing bicycles for all occupants, and will also provide 2no. electric bike charging points under a shelter. Occupants will be advised that parking in the area is likely to be limited, and will be encouraged to use bicycles and public transport.

4.6.2. Along with general landscaping, a seating area and raised planters will be installed.

4.7. SPACE STANDARDS

4.7.1. The space provided in the property has been compared to the councils HMO standards, which is detailed in the table below. The sizes are based on where occupants have communal dining facilities.

ROOM	REQUIRED	PROVIDED
Bedroom 1	6.51m ²	11.82 m ²
Bedroom 2	6.51 m ²	10.23 m ²
Bedroom 3	6.51 m ²	11.29 m ²
Bedroom 4	6.51 m ²	10.53 m ²
Bedroom 5	10.2 m ²	13.74 m ²
Bedroom 6	6.51 m ²	11.35 m ²
Bedroom 7	6.51 m ²	10.08 m ²
Kitchen/Diner	16.00 m ²	23.00 m ²
Bathrooms	2.00 m ²	2.74 – 3.38 m ²

5. BIODIVERSITY ENHANCEMENT

5.1. In accordance with Local Plan Policy ENV DM5, consideration has been given to the protection and enhancement of on-site biodiversity.

5.2. The rear garden is mainly paved but has become somewhat overgrown with low value planting and weeds.

5.3. The garden will be stripped back of the excess vegetation prior to establishing a more detailed landscaping scheme, which will look to increase the possibility of planting.

5.4. Raised planters will be installed around a communal seating area.

5.5. A 'grey water harvesting system' will be installed, with the intention of servicing WCs.

5.6. A 'Swift Box' will be installed to the side elevation.

5.7. 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.

6. PLANNING POLICY

6.1. As well as the aims and objectives of the National Planning Policy Framework (2024), additional consideration has been given to the Arun Local Plan. It is also acknowledged that the council introduced an Article 4 direction in January 2023, removing the permitted development rights to change from a Class C3

property to a Class C4. However, this is not particularly relevant in this instance as the change from a C3 to a larger HMO (Sui generis) would require planning permission regardless.

6.2. Relevant policies include:

- SD SP1 – Sustainable Development
- D DM1 – Aspects of form and design quality
- D DM2 – Internal Space Standards
- ENV DM5 – Development and Biodiversity
- WM DM1 – Waste Management
- ECC DM1 – Renewable Energy
- H SP4 – House in Multiple Occupation

6.3. It is Policy H SP4 – Houses in Multiple Occupation, that is the most salient policy to focus on, which states:

Where planning applications for houses in multiple occupation (HMOs) are not already covered by permitted development rights, they will be favourably considered where the proposals contribute to the creation of sustainable, inclusive and mixed communities and meet the following criteria:

- a. Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing;*
- b. Do not contribute to the generation of excessive parking demands or traffic in an area;*
- c. Provide adequate areas of open space.*

6.4. It is well documented that the Marine Ward is thought to have a high number of HMOs, presumed to account for around 10% of the wards rented housing stock. This does not appear to include privately owned housing stock, only the rental market. Therefore it can also be presumed that the balance of C3 and C4 properties is tipped largely in favour of the former.

6.5. Although the LPA have adopted an approach to the control of HMO development through policy and an Article 4, they have not yet adopted a strict format with which to apply a threshold limiting such development. Nonetheless, desktop research has been undertaken to form an indication of the percentage of HMOs using three different boundaries, based on methods used by other LPAs' on the south coast.

6.5.1. Each study is based on a radius drawn from the entrance of the property, covering 50m, 100m, and 150m respectively. The number of residential addresses, including flats, has been counted, as have the number of known HMOs, to produce a percentage of HMOs.

6.5.2. A common threshold adopted by LPAs' is between 10-15%, after which it may be considered that a community is unbalanced.

6.6. STUDY 1 – 50m RADIUS



56 Residential Addresses / 3 HMOs

Current Density = 5.35%

Potential Density = 7.14%

6.7. STUDY 2 – 100m RADIUS



148 Residential Addresses / 7 HMOs

Current Density = 4.72%

Potential Density = 5.40%

6.8. STUDY 3 – 150m RADIUS



56 Residential Addresses / 3 HMOs

Current Density = 5.35%

Potential Density = 7.14%

6.9. Whilst the research has been undertaken using the limited information available, these further highlights that the addition of one HMO in the vicinity will not contribute to an imbalanced community.

7. CONCLUSION

7.1. In January 2023, Arun District Council confirmed an Article 4 Direction to remove permitted development rights for the change of use from a (C3) dwellinghouse to a (C4) house in multiple occupancy. Whilst the use class proposed is not that of a C4, this is nonetheless relevant as it demonstrates that the LPA are keen to control such development. This direction is to control HMO development, not prohibit it.

7.2. As is described in this statement and detailed on the submitted plans, the property will not be changing noticeably from its externally viewed form, other than to improve.

- 7.3. This proposal is for a high standard HMO, marketable to working professionals, and would not add to the alleged 'Category 1 Hazards' and anti-social behaviours that are thought to be linked with shared accommodation.
- 7.4. The property will be redeveloped to a high standard to provide an excellent quality of accommodation for future occupiers in a desirable and sustainable location.
- 7.5. Biodiversity enhancements will be introduced, as will the benefit of renewable energy.
- 7.6. 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.
- 7.7. 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 planning, licencing, and building regulations.
- 7.8. Taking into account the details provided as part of the application, the scheme is considered acceptable, and it is respectfully asked that planning permission is granted.