

Recommendation Report for Planning Permission

REF NO: BR/259/13/

LOCATION: Howard House
Pevensey Road
Bognor Regis

PROPOSAL: Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the conversion of surplus common lounge & office into 2No. self-contained dwellings, including to partly extend and re-building of existing structure and new door/window openings to SE and NE elevations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The conversion work includes a 1m deep by 12.5m wide forward extension which essentially fills in an existing space under a first floor overhang. In addition, the front section of the outrigger element is to be rebuilt in brick instead of the existing panels. Each new flat has a bedroom, lounge/kitchen and bathroom. The flats measure 54 and 51 square metres respectively.

SITE AREA

7,200 m2.

RESIDENTIAL DEVELOPMENT DENSITY

Two new dwellings are proposed but within an existing residential block.

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Approx. 1m high fence to front and 2m fence to the rear.

SITE CHARACTERISTICS

Howard House is existing Council owned bedsit accommodation. The block includes both flats & common areas and the areas subject to this application are understood to be vacant and last used as offices and a common area. The building is two storeys in height with a flat roof and part brick, part white cladding, part black hanging tile. There is a small rear 11 space car park and a single garage. The bin store is also located at the rear.

CHARACTER OF LOCALITY

Residential area but with a school & sports centre to the rear. The surrounding area is a mix of two storey semi-detached, two storey

detached and bungalows.

RELEVANT SITE HISTORY

BR/667/87	Application under Regulation 4 of the Town and Country General Regulation 1976 for three bedroom detached two storey dwelling	Deemed Perm Cnd 17-02-1988
BR/218/92	Conversion of bedsits and communal areas to 18 No 1 bedroom flats, 8 No bedsits, 4 No bathrooms, 3 No laundries and 1 communal lounge.	File Closed 28-10-1992
BR/156/58	Old peoples flatlets	Permit'd Devel 19-11-1958
BR/186/58/B/S	Old peoples dwelling	ApproveConditionally 23-09-1963

No comments.

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

Bognor Regis Town Council - no objection.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental Health - no comment.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site: Within Built Up Area Boundary.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN12	Parking in New Development
	DEV17	Affordable Housing

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

NPPF Paragraph 216 confirms that weight can be given to policies in emerging plans following publication. The Council published the Draft Arun Local Plan in July 2012 and this is a material consideration in the determination of this planning application. A pre-submission Plan has yet to be endorsed and published. Following publication of a pre-submission draft, there is required to be a formal public consultation, resolution of objections, examination and formal adoption. At this time, the emerging Local Plan is afforded very limited weight in terms of the decision making process.

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

THE PROPOSAL

The proposal is to convert some existing vacant ground floor common & office areas of the building into two 1 bedroom flats. In addition, a small front extension is proposed and part of the existing building is to be rebuilt. There will also be fenestration changes. Three issues have been identified for consideration:

RESIDENTIAL AMENITY

Given that the building already has ground floor windows and the nearest neighbouring houses are some 40+m away on the other side of the road, it is not considered that there are any residential amenity issues.

CHARACTER & APPEARANCE

The proposed building works are considered to be cosmetic only. The extension measures only 1m by 12.5m and the rebuilding work will only improve the appearance of that part of the building.

Furthermore, the materials stated in the application have been chosen to match with the existing appearance.

PARKING

Two new flats are being provided yet no new parking spaces are proposed. However, this is Council bed sit accommodation and it is not considered that there will be a high level of car ownership with the occupants. There are bus stops immediately outside the building and on-street parking is available if need be.

SUMMARY

The proposed works are not considered to give rise to any unacceptable impacts and it is therefore recommended that the application be approved subject to the following conditions. It should be noted that there is no requirement for an affordable housing contribution as this is a Council owned building which already provides affordable accommodation.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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

report

amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

The Location Plan;
Block Plan Rev A;
Existing Details 01;
Proposed Plans - BR/PR/03 Rev A;
Proposed Elevations - BR/PR/02 Rev A; and
Ground Floor Plan - BR/PR/01 Rev A.

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.

- 3 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.