PLANNING APPLICATION REPORT

REF NO: BR/274/08/

LOCATION: 1 Stanford Close
Bognor Regis

PROPOSAL: Sub division of existing dwelling as two houses.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Sub-division of existing dwelling into 2 no individual dwellings (1 x 2 bedroom and 1 x 3 bedroom)
SITE AREA	Approximately 0.035 hectares
RESIDENTIAL DEVELOPMENT DENSITY(NET)	57 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing approximately 1.8m in height to rear and side. Hedging to rear. Open to frontage. Hard standing for vehice parking also to front
SITE CHARACTERISTICS	End of terraced two-storey property (with two-storey side extension) with brown tiled roof and upper pale brown hanging tile with lower brick.
CHARACTER OF LOCALITY	Residential estate with open plan character. Grass amenity area to front and sides of series of pairs and terraces of two-storey properties.

RELEVANT SITE HISTORY

BR/183/08/	Sub division of existing dwelling as two houses.	Withdrawn 15-08-2008
BR/222/88	Two storey extension on side of house	Approve Cond 09-05-1988
BR/283/82	Garage	Approve Cond 12-05-1982

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

Bognor Regis Town Council: Objection
Over-intensive. Dwelling far too small to be made into two houses.

Comments on Representations received:

Noted. Need and demand for housing does not override consideration of character and amenity impact, by the introduction of increased numbers of people, possibly with different social characteristics. The planning system is obliged to take these factors into account. Since few external physical alterations are proposed the only material change to character and amenity would be the intensification of the use of the back garden, and potentially a slight increase in activity. It is anticipated noise emulating from the garden from the new occupiers, compared to that from a large family with young children who could currently occupy the building, is unlikely to be materially adversely different to warrant refusal.

One of the government's housing objectives is to create sustainable, inclusive, mixed communities in all areas (PPS3 paragraph 20). Further, sustainable development has become a primary focus of national guidance. The guidance in PPS3 indicates that the conversion of existing housing can provide an important source of new housing. The general ambition to increase housing supply; make effective use of land by reusing previously developed land; the objective of achieving a mix and wide choice housing; and the desire to improve affordability across the housing market, all appears at face value, to encourage appropriate sub-divisions (PPS3 paragraphs 31, 36, & 40)

Given the above comments, it is considered that the proposal would not materially adversely impact upon the amenities of future occupiers, nor present occupiers of neighbouring dwellings.

CONSULTATIONS

Head of Highways and Transport

Environment Agency

Environmental Health - John Green

Consultations responses received:

Environment Agency: No objection

The Flood Risk Assessment (FRA) submitted in support of this application states that the risk of flooding associated with this development can be adequately managed. Therefore no objection to this development on flood risk grounds.

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
	DEV1	High Quality Development
	DEV5	Parking Provision
	NE17	Roads
	ERA4	Flooding and coastal defence
	CH1	Character

	ERA1	Making the best use of land
	DEV4	Travel Needs and Choices
Arun District Local Plan:	GEN12	Parking in New Development
	GEN7	The Form of New Development
	GEN32	Noise Pollution
	GEN2	Built-up Area Boundary
	GEN10	Tidal Flooding and Coastal Defence

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
PPS25	Development and Flood Risk

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 of the locality, and its character, parking provision, highway safety and capacity, and flood risk.

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 and residential amenities of the locality, and its character, parking provision, highway safety and capacity, and flood risk.

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

This application follows BR/183/08 which was withdrawn because the Environment Agency had issue with the content of the Flood Risk Assessment (FRA). In the current application, the FRA has been amended and the Environment Agency has raised no objection to its content, and the issue is considered resolved.

The principle of intensifying the use of residential land by conversion, close to facilities and services and alternative means of transport other than the private car, is supported in both Development Plan policy and Government Guidance. The proposal would represent a net increase in residential units and can be supported in principle as contributing to meeting housing targets set out in the Structure Plan, on a previously developed site in a sustainable location. No Local Plan policy seeks explicitly to retain family sized dwellings.

The proposed conversion would provide a reasonable standard of accommodation comprising

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regular-shaped rooms of a satisfactory layout, with adequate light and outlook to all habitable rooms. Each dwelling will have independent access to a private rear garden for future occupants, entrances, and cycle and refuse storage. Plant screening, details agreed by way of a condition, can serve to screen this storage and enhance the rear amenity areas.

The site is corner plot, with sufficient separation distance between the new dwellings and other neighbours opposite and across the streets, so avoids adverse impact onto their amenities. A certain amount of disturbance, and change in the nature of activities, would result from intensification of use, especially onto the adjoining property No. 2 Stanford Close. However this remains domestic in nature and not so significantly differing to the present ambience of the area, as to be considered demonstrably adverse (sound insulation would be required under Building Regulations). Other than the replacement of a ground floor window in the west elevation with entrance door and door, and removal of a small area of lawn to facilitate parking space, there are no material external alterations to the existing building. Given this, the proposal is not considered to adversely impact upon the visual and residential amenities of the locality or its established character.

Each dwelling is provided with on site parking provision to accord with WSSC maximum standards. The proposal will utilise an existing crossover which provides access to the enlarged driveway, so is not considered to result in a material highway safety issue, or hazard.

It is therefore recommended that the planning application be approved, subject to the following conditions.

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 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a hard/soft landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no gate, fence, wall or other means of enclosure (other than those shown on the plans hereby permittted) shall be erected or constructed in front of the forwardmost parts of the dwellinghouse buildings which fronts on a highway unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In order to safeguard the character and visual amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

4 The dwellinghouse building hereby permitted shall not be occupied until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and the dwellinghouse building hereby permitted shall be occupied until such screen walls and/or fences associated with them have been erected.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

5 The dwellinghouse building hereby permitted shall not be occupied until the parking spaces shown on the submitted plans have been provided, constructed, and laid out as such. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

6 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, parking provision, highway safety and capacity, and flood risk.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, CH1, NE17, DEV4, ERA1, ERA4, DEV5

LOCAL PLAN: GEN7, GEN12, GEN32, GEN10, GEN2

NATIONAL POLICIES: PPS1, PPS3, PPG13, PPS25

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