

PLANNING APPLICATION REPORT**REF NO:** BR/305/09/**LOCATION:** Alma Place
Lennox Street
Bognor Regis**PROPOSAL:** Change of use from offices to flat**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This proposal is to convert a first floor office to a flat.
SITE AREA	0.052 hectares
RESIDENTIAL DEVELOPMENT DEN	19 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	
SITE CHARACTERISTICS	1st floor office above existing offices on the corner of Belmont Street and Lennox Street.
CHARACTER OF LOCALITY	Town Centre location, mix of commercial and residential.

RELEVANT SITE HISTORY

BR/15/03/	Demolition of ex building and erection of 10 one bed flats.	Approve Cond 22-05-2003
BR/324/03/	Demolition of existing building and erection of 10 one bed flats to include change of use of office to flat at first floor (amendment to BR/15/03/)	Approve Cond 14-01-2004
BR/65/80	Change of use from residential to office including renovation and provision of a new shop front	Approve Cond 19-03-1980
BR/66/80	Change of use from residential to retail shop with self-contained flat over inclusion renovation & provision of new front	Approve Cond 19-03-1980

REPRESENTATIONS**Representations received:**
Bognor Regis Town Council

Objection - will change the character of the area by introducing a residential premises in an otherwise business area. The Committee deplore the loss of a commercial property and the employment opportunities it brings to the town.

Comments on Representations received:

Noted. This is a town centre location where Government advice is to promote mixed uses in order to continue the vitality of town centres.

CONSULTATIONS

WSCC Local Development Divis.
Environmental Health

Consultations responses received:

District Environmental Health - No comment.

County Highways - This is a town centre location where the maximum parking standard is one space. No parking provision has been made therefore this is considered acceptable. Cycle provision should be made.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPH6	Making Better Use of the Existing Stock
Arun District Local Plan:	GEN7 AREA21	The Form of New Development Re-use of Redundant Floorspace

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
PPS4	Town Centres
PPS6	Planning for Town Centres

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 boundary where development is acceptable in principle. The proposal is to convert 1st floor offices to a flat. The site is within the principle shopping area.

POLICY AREA 21 REUSE OF REDUNDANT FLOOR SPACE

This policy states that within the principle shopping area proposals for the reuse of vacant floor space on the upper levels for residential purposes will be permitted provided that the proposal has no significant adverse effects on neighbouring properties. A reduction in car parking standards will normally be acceptable.

PPS4 PLANNING FOR SUSTAINABLE ECONOMIC GROWTH

This guidance promotes consideration at the local level to encourage residential development above ground floor retail.

PPS6 PLANNING FOR TOWN CENTRES

This guidance promotes sustainable pattern of development ensuring that locations are of a high density and mixed use. This is to ensure that town centres do not die at 5.30 p.m., residential use creates a demand for town centre A3 facilities, therefore maintaining a mixed use balance to maximise economic activity.

It is therefore considered that the proposal is in accordance with Government advice and the Local Plan policy.

VISUAL AMENITY

The proposal does not propose any external alterations, therefore it is considered that the proposal will not result in any loss of visual amenity.

RESIDENTIAL AMENITY

As the proposal is for a one bedroom flat, it is not considered that there would be any significant loss of residential amenity to any neighbouring properties.

HIGHWAY CONSIDERATIONS

The site is within a town centre location where public transport is available, the non provision of parking is considered to be acceptable and in accordance with Government advice.

SUMMARY

It is considered that the change of use from offices to residential will add to the mix usage of the town centre and will not result in any significant loss of economic activity. Therefore it is recommended that the application is 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 This permission relates to the following approved plans 635/1 dated 12/09.

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:** 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, GEN12, AREA21

NATIONAL POLICIES: PPS1, PPS3, PPS4, PPS6, PPG13

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