PLANNING APPLICATION REPORT

REF NO: **BR/308/11/**

LOCATION: Grove House Rest Home
Elm Grove
Bognor Regis

PROPOSAL: Change of use from Rest Home to a residential dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 95 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has dwarf wall + wrought iron decoration approximately 1.2m-1.5m in height, sides and rear fencing approximately 1.8m in height
SITE CHARACTERISTICS	Three storey semi-detached building with rear flat roof extension. The property has red brickwork + pebbledash, red tile hanging over bay window with white window frames.
CHARACTER OF LOCALITY	Residential comprising semi-detached, detached and bungalows of various styles and designs.

RELEVANT SITE HISTORY

BR/290/80	Change of use from private dwelling to rest home	Approve Cond 30-04-1980
BR/203/86	Alterations and rear extension	Refused 07-07-1986
BR/382/86	Extension to provide kitchen laundry and enlarge lounge	Approve Cond 20-10-1986

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
No Public Sewer
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development

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

The semi-detached three storey property is sited within a residential road where there are a mixture of residential properties.

The property had been given approval for a Rest Home in 1980 and was used as a rest Home but the use ceased operation in 2000 and since that time has been used as a single dwelling. At that time Social Services and Council Tax were informed but a change of use back to residential was not applied for. There are no external or internal alterations proposed as the wash hand basins in the five bedrooms were removed when the use ceased. The property is being sold as a single

dwelling house and the application submitted is to regularise this use.

The use of the property is in keeping with the surrounding residential area and it is therefore recommended that the application be approved subject to the following conditions.

RECOMMENDATION

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 development hereby approved shall be carried out in accordance with the following approved plans: Site 1:1250, Ground/First/Second Floor Plans received on 9th December 2012.

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.

3 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN2, GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.