

Recommendation Report for Planning Permission

**REF NO:** BR/34/19/PL

**LOCATION:** 17 Longford Road  
Bognor Regis  
PO21 1AA

**PROPOSAL:** Change of Use from Dwelling (C3 Dwellinghouses) to Child & Family Assessment Centre (C2 Residential Institution) including minor internal alterations.

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | As above. The footprint and height of the building would remain unaltered, as would its external appearance.                                                                      |
| SITE AREA                  | Approximately 204 square metres.                                                                                                                                                  |
| TOPOGRAPHY                 | Predominantly flat.                                                                                                                                                               |
| TREES                      | None affected by the proposed development.                                                                                                                                        |
| BOUNDARY TREATMENT         | Mix of brick walling and timber fencing.                                                                                                                                          |
| SITE CHARACTERISTICS       | The site is occupied by an semi detached, 4 bed, two-storey dwelling that has red brick and render elevation walls and a tiled, pitched roof.                                     |
| CHARACTER OF LOCALITY      | The site is located on a residential road that is lined by terraced two-storey buildings housing a mixture of self-contained dwellings, flats and a mix of other commercial uses. |
| N/A                        |                                                                                                                                                                                   |

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| <b>REPRESENTATIONS</b> |
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**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

Bognor Town Council - on the grounds that 24/7 supervision is maintained. Members would encourage installation of CCTV at the premises for the prevention of crime and disorder.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

Town council comments are noted and CCTV shall be encouraged by informing the applicant.

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| <b>CONSULTATIONS</b> |
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Environmental Health  
Economic Regeneration

**CONSULTATION RESPONSES RECEIVED:**

Economic Development - has no comment on this application.

**COMMENTS ON CONSULTATION RESPONSES:**

None.

**POLICY CONTEXT**

Designations applicable to site:

Within the Built Up Area Boundary;  
Pagham Harbour Zone B; and  
Class B Road.

**DEVELOPMENT PLAN POLICES**

[Arun Local Plan 2011 - 2031:](#)

|       |                                          |
|-------|------------------------------------------|
| DDM1  | D DM1 Aspects of form and design quality |
| HDM2  | H DM2 Independent living and care homes  |
| DDM2  | D DM2 Internal space standards           |
| DSP1  | D SP1 Design                             |
| QEDM1 | QE DM1 Noise Pollution                   |
| QESP1 | QE SP1 Quality of the Environment        |
| SDSP1 | SD SP1 Sustainable Development           |
| SDSP2 | SD SP2 Built-up Area Boundary            |
| TSP1  | T SP1 Transport and Development          |

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**POLICY COMMENTARY**

The Development Plan consists of the Arun Local Plan 2011-31, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

There are no relevant Bognor Regis Neighbourhood Development Plan policies.

#### **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 impact 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. The parking provision is also considered acceptable as the host dwelling is located in a sustainable location and there is a net loss of one bedroom as a result of the conversion.

#### **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 is located within the built-up area where the principle of development is acceptable, subject to accordance with relevant planning policies. In this instance, the main criteria against which the application will be assessed are contained within Arun District Local Plan policy D DM1 which seeks to prevent development that would have an unacceptable adverse impact upon visual and residential amenities, local plan policies D DM2 which relate to internal space standards respectively and policy H DM2 which relates to independent living and care homes.

The applicant states: The facility in essence the conversion of an existing house to a short stay assessment centre (6-12 weeks), retaining the existing rooms and their sizes and not for longer term conventional housing purposes or rental, it is therefore proposed that the internal spaces can be regarded as an appropriate size for the intended use. The proposed enterprise is governed by OFSTED who will issue a license to operate and complete inspections to ensure the care provided is appropriate and of a good quality.

SERVICE PROVIDER:

Foundations for Families will be staffed 24/7 by Social Workers and Family Workers who will assess the parent's capacity to care for their children now and throughout their minority. The home will employ specialist workers to support parents to recognise risk and achieve change for their children.

Foundations for Families is owned and directed by Cressida Ross and Rachel Richardson. Rachel has over 20 years qualified experience in front line Child Protection and is currently a manager of a Child Protection team. Cressida is a Senior Social Worker with 14 years experience in frontline Child Protection.

PROPOSED USE:

Policy H DM2 of the emerging local plan states that independent living and care homes should be permitted within the built-up area boundary if they meet set criteria which is as follows:-

- \* There should be easy access by foot or public transport to social facilities. The site is within close proximity of a Railway Station as well as the town centre.
- \* The design of the scheme should be adaptable for varying needs. It is considered that the room sizes and amount of internal space available an adaptable environment.
- \* The scale of the scheme should be appropriate to the local context. The proposed use will be housed in an existing building that will not be extended in any way. The amount of bedrooms will remain as existing which is four . It is therefore considered that the scale of the use will be comparable to that of surrounding residential uses.
- \* Amenity space should be provided. There is amenity space to the rear of the building which will be retained for the purpose of the proposed use.
- \* The scheme should be located where it would support and encourage the continuation of a healthy, active lifestyle. The proposed use will be embedded within a residential area and be close to community facilities. It is considered that this will benefit and strengthen social inclusion.

#### OCCUPANCY RATE:

It is anticipated that the parent and child occupancy will likely be 4 adults and 4 children but with a maximum of 6 adults and 4 children.

#### RESIDENTIAL AMENITIES:

It is considered that the proposed use is appropriate for the site given the context of the predominantly residential uses that surround it. There will be no increase in the amount of bedrooms at the property and although the occupancy rate at its maximum may allow for up to 6 adults and 4 children the facilities provided are adequate for the occupation level. The level of occupancy can also be controlled by condition to limit the harm caused by the over occupation of the site. No extensions or external alterations will be made and, as such, the proposal will not give rise to any concerns relating to overbearing, overlooking or overshadowing impacts. County Highways were consulted on the previous application and provided no objections from a highway point of view.

#### INTERNAL & EXTERNAL SPACE:

The C2 scheme uses the same amount of bedrooms as the current C3 use from four to three. The current layout accords with the minimum room sizes set out in D DM2 and, therefore, it is considered that this is an acceptable level of occupation.

D DM1 refers to the need for compliance with the Arun Design Guide. This is to part replace D DM3 "External Space Standards" which was deleted at the request of the Local Plan Inspector. Until this Design Guide is published, there is no policy within the ALP regarding private gardens sizes. Para 127 of the NPPF states that planning decisions should ensure that developments have a high standard of amenity for existing and future users. Retaining the garden as a consideration of the change of the compliments the residential occupancy of the C2 use. The retention of the garden also compliments the requirements of Policy H DM2.

**SUMMARY:**

The proposed scheme is of a suitable scale and is in a suitable location. The residential amenities of neighbouring residents will not be adversely affected. Internal and external space provision is also acceptable.

The proposal complies with policies D DM1, D DM2, H DM2 and with the guidance within the NPPF (para. 127).

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

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| <b>HUMAN RIGHTS ACT</b> |
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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 for 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.

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| <b>DUTY UNDER THE EQUALITIES ACT 2010</b> |
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Duty under the Equalities Act 2010

In assessing this proposal it has been determined that its approval would result in a positive impact for young people with learning disabilities by way of providing accommodation and care.

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| <b>RECOMMENDATION</b> |
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**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 The development hereby approved shall be carried out in accordance with the following approved plans:-

19001-01;102;05;06; 10

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun District Local Plan.

- 3 No more than a maximum of 6 adults and 4 children shall be accommodated at the premises

at any one time, in connection with the use hereby approved.

Reason: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties in accordance with policy DDM1 of the Arun District Local Plan.

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.
- 5 INFORMATIVE: The application is acceptable to the Town Council subject to the applicants considering and maintaining a level of CCTV equipment at the site.