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PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Conversion of end of terrace house to two flats, ground and 1st floor. 1 Gainsboro Road, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.009 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominately flat.
TREES	None.
BOUNDARY TREATMENT	None to site frontage.
SITE CHARACTERISTICS	Two storey end-of-terraced property. The dwelling consists of brick walling, with smooth render to the front façade. Tiled gable roof.
CHARACTER OF LOCALITY	Residential area. The surrounding area is mixed in style and character, consisting of two and two-and-a-half storey terraced dwellings. Several flats within the vicinity.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	No Objection.
Local Groups	None.
One Letter of Objection	Will increase parking problems; Any rear extensions may lead to loss of privacy and loss of light for neighbouring properties.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No highway objection to this application, subject to suggested conditions.
Southern Water	The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please note:- - No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer without the consent of Southern Water and all existing infrastructure should be protected during the course of construction works.

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1, NE2, NE17.
Arun District Local Plan: GEN2, GEN7.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPG13 - Transport

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.

COMMENT ON CONSULTATION RESPONSES

Noted. The conditions suggested by County Highways will be added to any approval, provided they are considered to be reasonable and fair.

An informative will be added to any approval, advising the agent of Southern Waters comments.

COMMENT ON REPRESENTATIONS RECEIVED

Noted. County Highways have no objection to the proposal from a highway point of view.

With regard to residential amenity, the proposal would not involve any external changes to the building, with the exception of two new first floor windows to the east elevation. Due to the close proximity of the more centrally located window to the easterly side boundary and the rear elevation of no. 20 Oakley Road, it considered appropriate that a condition is added to any approval, which ensures that this window is obscure glazed. The other new window is located within the rear element of the dwelling which is set in from the side boundary and is considered to be an acceptable distance away from the closest neighbouring dwelling. An obscure glazed condition is therefore not considered necessary for this window. It is therefore not considered that the proposal would cause demonstrable harm to the residential amenities' of any neighbouring property, by way of loss of privacy or loss of light.

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ASSESSMENT OF PROPOSAL

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 not cause demonstrable harm to the residential amenities of any neighbouring property, 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 is for the conversion of an end of terrace house to 2 no. flats; comprising 1 no. flat at ground floor level and 1 no. flat at first floor level. The proposal would involve no external alterations or additions, with the exception of two new first floor windows to the east elevation of the building.

The site is located within the designated Built up Area boundary for Bognor Regis, where the principal of new development is considered acceptable in line with Policy GEN2 of the Arun District Local Plan.

The primary consideration is considered to be the effect of one additional residential unit on the site. It is noted that the surrounding area is mixed in character, with several flats located within the surrounding area. It is therefore considered that the proposed conversion from one dwelling house to two flats would be acceptable and would not conflict with the established character of the surrounding residential area.

In addition, it is considered that the addition of one additional unit would be unlikely to generate more noise disturbance than that existing and it is therefore concluded that this proposal would not detrimentally impact upon the residential amenities of any neighbouring property.

Although no parking provision has been submitted as part of the application, it is noted that PPG13 encourages the promotion of sustainable development and the better use of previously developed land, with the focus for additional housing being placed upon existing towns and cities. Further, the use of the private car is discouraged, with the use of public transport being desirable. It is therefore considered that the siting of the proposed flats, close to Bognor Regis Town Centre and the associated bus routes and train station would be acceptable and would encourage the use of sustainable development. Due to the central location of the site, it is therefore considered that the lack of parking would be acceptable and would comply with the requirements of PPG13.

With regard to residential amenity, the proposal would not involve any external changes to the building, with the exception of two new first floor windows to the east elevation. Due to the close proximity of the more centrally located window to the easterly side boundary and the rear elevation of no. 20 Oakley Road, it considered appropriate that a condition is added to any approval, which ensures that this window is obscure glazed. The other new window is located within the rear element of the dwelling which is set in from the side boundary and is considered to be an acceptable distance away from the closest neighbouring dwelling. An obscure glazed condition is therefore not considered necessary for this window. It is therefore not considered that the proposal would cause demonstrable harm to the residential amenities' of any neighbouring property, by way of loss of privacy or loss of

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CONCLUSIONS

light.

It is concluded that the proposed change of use would not conflict with the established character of the residential area and would be acceptable. In addition, the development is in accordance with Government advice in PPS3, in that it makes efficient use of land.

It is therefore recommended that planning permission should be granted, subject to the condition set out overleaf.

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Conversion of end of terrace house to two flats, ground and 1st floor

1 Gainsboro Road
Bognor Regis

RECOMMENDATION

Approve Conditions

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 first floor window, which is centrally located on the east elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

3 The agent is advised of the attached comments from Southern Water, which were received on 7th December 2006.