

Address: Queensway House, Queensway, Bognor Regis, PO21 1QT

Introduction / Location

The application seeks to establish permission to conversion the first and second floors of Queensway House to create 6 x 2 bed dwellings and 10 x 1 bed dwellings.

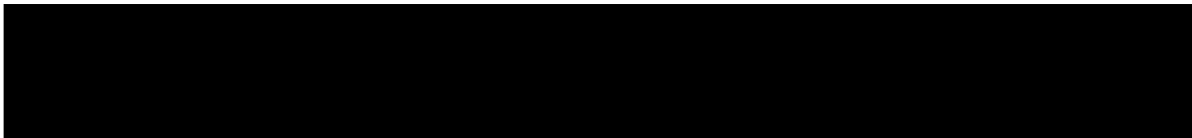
Queensway House lies to the west of Queensway and to the north of its junction with West Street. The applicants also own most of the other properties in the street including Gordon House, Kinrara House, Richmond House and Fitzleet House which constitute a variety of high and low rise development as well as 57 Queensway (the former filling station) and the service road to the rear.



The image above with Queensway House in the centre shows the aerial view of the site.

The images below comprise the Street Views.

Prepared by Phil Rowe, BA Hons, BTP, MRTPI (NAPE) PROwe Planning Solutions -



Site Analysis

Site is located within urban location. The site is flat and visible from public vantage points.

The property is not Listed nor within a Conservation Area. Site is located within Built up area boundary. Queensway House in common with the adjoining buildings at Fitzleet House, Gordon House and Kinara House comprise between two and four stories of accommodation above the existing shops and A1 - A5 uses at street level.

History

Reference	Location	Applicant Name	Received Date	Development Description	Type	Status
BR/172/01/	Unit F,G,J and K first floor, Unit A second floor Queensway House Queensway	Crime Reduction Initiatives	06-06-2001	Change of use to suit Social Day Care Programme - community rehab/advice centre (non residential)	Planning - Plan Application	Decision - Approve Cond on 08/08/2001

Reference	Location	Applicant Name	Received Date	Development Description	Type	Status
BR/119/00/	Gordon House Queensway Bognor Regis	Metropolitan Property	15-05-2000	External refurbishment to front & side comprising window replacement, replacement of balconies with windows and concrete repairs.	Planning - Plan Application	Decision Approve Cond on 03/07/2000

Design and Development Objectives

The proposed development has been designed to comply with applicable planning policies.

Good quality design principles with layout, scale, form and appearance, absorbing the development in the street scene / landscape and honouring the existing character / vernacular of the property.

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