

BR/47/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Amendment to BR/300/03 change of access to third floor flat 32 Annandale Avenue, Bognor Regis
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The amendment is to include an external staircase up to the second floor flat and additional roof lights.
SITE AREA	311 sq.m
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Mostly flat.
TREES	N/A
BOUNDARY TREATMENT	Walling to the site, front and rear.
SITE CHARACTERISTICS	Detached 2-storey red brick building with 2-storey rear extension. Adjacent is a 2-storey house with one side window which is opaquely glazed.
CHARACTER OF LOCALITY	Residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/300/03	Proposed conversion of single family home into 3 apartments with appropriate off road parking.	Approved Conditionally 3/12/03

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	No objection
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health (HMO)	No comments.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1 Arun District Local Plan : GEN7, DEV19, DEV23
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PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
 PPS 3 - Housing

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the Authority particularly with regard to the effect on neighbours and the street scene.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None

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 conflict with relevant Development Plan policies in that the external staircase would be un-neighbourly by reason of creating noise and the potential for overlooking. Within the street scene it would be out of character and a distraction from the existing design of the building.

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 design and access statement states that the external staircase is to allow a separate access to the second floor flat, rather than through the internal arrangement previously approved. Mindful that the staircase would have a visual impact and potential of overlooking neighbours, the galvanised metal staircase would be screened by a 1.1 metre metal panel with a 0.9m obscure glazed panel above that. The staircase is intended to be powder coated white.

However, it is considered that the metal staircase would potentially be noisy for the residents of the lower and first floor flats and also for the adjacent property. The staircase would be 8m high which can be seen in the street scene along the side of the property. This would be out of character as the properties in this location are detached and semi-detached properties with side gaps between these properties. The staircase would be 1m wide and would be the extent of the existing side gap.

The 3 flats can be achieved by having internal access to all 3 flats, which would not have any visual impact on the neighbourhood. The property is a well designed 2-storey family house, which is typical of this area, therefore if approved; the proposal could set a precedent.

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CONCLUSIONS

Therefore it is recommended that the application is refused for the reasons set out overleaf.

BOGNOR REGIS**BR/47/07/**

Amendment to BR/300/03 - Change of
access to third floor flat

32 Annandale Avenue
Bognor Regis

RECOMMENDATION

Refuse

- 1 The proposal is unacceptable in that the siting, design, construction, layout, and materials of the proposed external staircase are unsatisfactory and would be prejudicial to the amenities of the residents of the area, by being out of character and potentially noisy and unsightly. It therefore conflicts with policies CH1 and DEV1 of the West Sussex Structure Plan and GEN7 and DEV19 of the Arun District Local Plan.
- 2 If this proposal were permitted the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area in conflict with policies LOC1, DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

