## PLANNING APPLICATION REPORT

**REF NO:** **BR/51/10/**

**LOCATION:** 11 Glamis Street
Bognor Regis

**PROPOSAL:** Renewal of unimplemented planning permission BR/90/05 for extension and conversion of building containing 9No. small flats to 5No. self contained one, two and three bedroom flats and associated parking.

### SITE AND SURROUNDINGS

| | |
|---|---|
| DESCRIPTION OF APPLICATION | This application is a resubmission of a previous approval BR//51/10 |
| SITE AREA | 380 sq.m. 0.038 hectares |
| RESIDENTIAL DEVELOPMENT DEN | Dwellings per hectare 132 |
| TOPOGRAPHY | Flat |
| TREES | None |
| BOUNDARY TREATMENT | Fencing to sides |
| SITE CHARACTERISTICS | Semi-detached three storey red brick property. Concrete tiled roof. Front projecting garage. Side windows existing. Footpath through to rear. |
| CHARACTER OF LOCALITY | Residential, flats and houses |

### RELEVANT SITE HISTORY

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|---|---|---|
| BR/186/90 | Change of use of existing premises to provide 5 self-contained flats | Approve Cond 29-10-1990 |
| BR/202/95 | Renewal of unimplemented permission BR/186/90 for change of use of existing premises to provide 5 self-contained flats. | Approve Cond 22-09-1995 |
| BR/101/96/CLE | Application for Certificate of Lawfulness for an existing use - conversion and use of property as self-contained flats and bedsits. (Re-submission following BR/204/95/CLE) | Approve 06-08-1996 |
| BR/201/00/ | Renewal of unimplemented planning permission BR/202/95 for change of use of existing premises to provide five self-contained flats. | Approve Cond 26-09-2000 |

| | | |
|---|---|---|
| BR/305/04/ | Demolition of 16 flats and erection of 16 no. two bedroom flats and associated car parking. | Refused 26-10-2004 |
| BR/90/05/ | Extension to and conversion of building containing nine small flats to 5 no. self-contained one, two & three bedroom flats and associated parking. | Approve Cond 25-04-2005 |

## REPRESENTATIONS

**Representations received:**

Bognor Regis Town Council

No objection

None

None

**Comments on Representations received:**

## CONSULTATIONS

WSCC Local Development Divis.

Environmental Health

**Consultations responses received:**

County Highways - No objection - As this is a renewal all previous conditions apply.

Environmental Health - Comments as previously. This means of escape from bedrooms in Flats 1 - 4 is unsatisfactory and Flats 3 & 4 both bedrooms are below minimum room sizes required.

**Comments on Consultation responses:**

Comments noted

## POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary

### DEVELOPMENT PLAN POLICIES

| | | |
|---|---|---|
| South East Plan: | SEPH5 | Housing Design and Density |
| | SEPH6 | Making Better Use of the Existing Stock |
| Arun District Local Plan: | GEN7 | The Form of New Development |
| | GEN12 | Parking in New Development |

### PLANNING POLICY GUIDANCE

| | |
|---|---|
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing |
| PPG13 | Transport |

## 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.

## 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 effects 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

PRINCIPLE

The site lies within a Built-Up Area Boundary where development is acceptable in principle subject to satisfying normal Development Control criteria. This application is a renewal of a previous approval BR/90/05 and BR/186/90 - it is for a rear extension to convert the existing buildings to form five flats (from nine bedsits) and the conversion of the garage into residential accommodation.

VISUAL AMENITY

The elevation broadly remains as existing apart from connecting a garage to residential and continuing the roof line dome over the flat roof garage. Therefore, within the street scene there would not be any loss of visual amenity. The rear elevation faces onto William Street the elevational appearance within the street scene is not significantly altered. The east side elevation has the eaves line increased to cover single storey extensions.

RESIDENTIAL AMENITY

The area comprises predominantly flats. The existing use is as nine bedsits and the proposal is to convert the building with small extensions to the front and rear to provide five flats. There is no increase to the fenestration to the side. Therefore, it is considered the proposal will not create any significant increase in potential overlooking.

SUMMARY

The proposal is a resubmission of previous approvals. There has not been any significant change in policies since the last approval that would result in a decision other than the previous decision. Therefore, it is recommended that the application is approved subject to the following conditions.

**RECOMMENDATION**

**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 This permission relates to the following approved plans 589/1, 589/2 dated 02/05

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with GEN7 of the Arun District Local Plan.

4 The building shall not be occupied until the parking spaces shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with GEN7 of the Arun District Local Plan.

5 INFORMATIVE

Environmental Health have commented that the means of escape from bedrooms of flats 1-4 are unsatisfactory and in flat 4 both bedrooms are below the minimum room sizes required

6 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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

SOUTH EAST PLAN: H5, H6

LOCAL PLAN: GEN7, GEN12

NATIONAL POLICIES: PPS1, PPS3, PPG13

This is only a summary of reasons for granting to comply with Article 22 and full reasons

appear in the Officer report.