

PLANNING STATEMENT

ADDRESS Salisbury House, The Steyne, Bognor Regis, West Sussex PO21 1TX

PROPOSAL Change of use of 5 self-contained flats for adults with learning difficulties to 5 self-contained flats and formation of 5 further flats from HMO rooms, garage and office. Repairs and decoration of external surfaces. Minor alterations to elevation facing Sadler Street. Changing one window facing rear courtyard to French doors. Applying obscure film to 2 windows in courtyard area.

APPLICANT Winston Developments Ltd

ISSUE 7th March 2022



Introduction

This application proposes the following works.

- 1, Minor internal alterations to form 10 self-contained flats
- 2, Repair and redecoration of all external surfaces
- 3, Minor external alterations to garage/office facing Sadler Street to accommodate residential unit.
- 4, Works to internal courtyard to form private terraces, refuse store and bike store.

Site Description

The property is Listed Grade II with entry number 1353822, 8th April 2001. The listing states:

1. THE STEYNE 5401 (West Side) Salisbury House SZ 9398 NW 7/76 II GV 2. Mid C19. A pair of houses. 3 storeys. Stuccoed. 3 3-light sash bays in all, with doors between (having 4 panels, the top 2 glazed). Continuous balcony to 1st floor with decorated iron railings and french windows to bays. Otherwise, sash windows. 2-span slate roof. Nos 9 to 17 (odd). Salisbury House Nos 19 to 27 (odd) and Steyne Hall form a group, being an uninterrupted sequence.

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Listing NGR: SZ9327098859



Image from Listing dated 8th April 2001

The main elevation faces the Steyne and the property extends back to have a secondary frontage on Sadler Street.

It is currently arranged as a number of self contained flats for adults with learning difficulties and is noted on the CQC website as a service provider under the name of Salisbury Support Services. The last report on file is from 2018 but it is believed that this use stopped in around 2015.

The property is currently laid out as 7 self-contained flats with a garage/office/kitchen on Sadler Street. There is evidence that some rooms may be used as an HMO and this fits with the available planning history.

The property mostly vacant and is no longer used by Salisbury Support Services and is in a state of disrepair as evidenced by the building survey report attached to this application.

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The Proposal

- 1, Change of use of 5 self-contained flats for adults with learning difficulties to 5 self-contained flats
- 2, Minor internal alterations to form 5 additional self-contained flats
- 3, Repair and redecoration of all external surfaces
- 4, Minor external alterations to garage/office facing Sadler Street to accommodate residential unit.
- 5, Works to internal courtyard to form private terraces, refuse store and bike store.

The proposed dwellings accord with the National Technical Standards being

Unit	Type	GIA	Storage	Private Terrace
Unit 1	2b4p, one storey	70.0	2.0	9.3
Unit 2	2b3p, one storey	61.9	2.0	7.0
Unit 3	1b2p, one storey	53.0	1.5	4.4
Unit 4	2b3p, two storey	72.3	2.6	2.9
Unit 5	2b4p, two storey	79.0	3.3	6.5
Unit 6	2b3p, one storey	61.3	2.0	
Unit 7	1b2p, one storey	50.0	1.6	
Unit 8	1b2p, one storey	54.6	3.7	
Unit 9	2b4p, one storey	71.8	2.1	
Unit 10	3b6p, three storey	110.9	2.57	

Policy

National Planning Policy Framework (NPPF) (2021)

Arun Plan

Sustainable development

No issues perceived. Site is outside of the defined Bognor Regis Town Centre.

Housing supply

Plan says there is a shortfall of 306 dwellings (2017-2022). No conclusion drawn in the Housing and Economic Land Availability Assessment December 2020 (HELAA) as to the current status vis-à-vis the 5 YHLS (yearly housing land supply) target. Most recent Authority Monitoring Report (01.04.2019-31.03.2020) states that the Council has a total requirement over 2020-2024 (5 years) for 10,079 dwellings but a likely supply of only 6,559 dwellings over this period. It therefore only has the equivalent of 3.3 years estimated housing land supply.

The site is not allocated in the plan for new houses.

Housing mix

a mix of dwelling sizes is generally required consistent with any mix reflected in the Strategic Housing Market Assessment (SHMA). A mix between private and affordable housing applies to 11 units or more. The SHMA is now comprised in the HELAA. No specific information set out in the HELAA on dwelling mix. Therefore, flexibility over dwelling mix subject to other policies of the Local Plan (e.g. density, amenity, parking and highways).

Affordable Housing

Applies to 11 units or more

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HMO's

HMO's are favourably considered but there is no policy that says they cannot be lost.

Independent living

The existing flats are for adults with learning difficulties. However, this is more aimed at the elderly (paragraph 12.6.2). Policy doesn't protect the use.

Design

Good design needed but as the building is listed the layout we have worked with the existing building. Efficient use of land is needed in accordance with Policy and the NPPF.

On the basis that over 50% of the building is flats already and other conversions are approved in the area the proposed use should not be an issue.

Sustainability

Developments to be sustainable but this is a listed building and in a conservation area so restricting external alterations that are possible. Council policy also relates to new build.

Heritage

Any proposals affecting the external appearance of the building will need to be acceptable in heritage terms with regard to the impact on the character and appearance of the conservation area and the impact on the special historic or architectural interest of the building as a listed building.

The key characteristics of the building that are of most significance and are listed as:

Feature	Works contemplated	Effect
Stucco render finish (to front elevation)	Preparation and redecoration.	No change to appearance
3 Storeys (main building at front)	No change	No change
3 light sash bays with doors	Preparation and redecoration.	No change to appearance
Sash windows	Preparation and redecoration	No change to appearance
2 Span Slate roof (Roof over two storey Sadler Street)	No works proposed	No change to appearance

Other works being proposed

Flat 5

Replace garage door with window	Brick up wall Supply and fit timber window	All in keeping and not visible from front
Internal alterations	Reconfiguration of modern non Load bearing walls. 2 new stairs In Flat 4&5	No visible from outside

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Bin and Bike store	Re pave the existing concrete New timber fence	Not visible from outside and reversible
Flat 1, Bed 2	Obscure film to one window	Not visible from front and reversible
Flat 3, Bathroom	Obscure film to one window	Not visible from front and reversible
Flat 5, kitchen	Remove rear window, enlarge opening and fit timber French doors	Not visible from front and reversible
Services	Repair and reconfiguration of Small services	Repairs only and no external alterations

The current building is in a poor state of repair as identified in the Level 3 RICS compliant survey report by Southdown and all external works being proposed comprise making good and redecoration. Alterations to the rear (Sadler Street) affect parts of the building that have already been changed under planning permission BR/59/95/L - *Application for Listed Building Consent to part demolish and rebuild rear wall to Sadler Street, of rooms 9, 10 and garages, take down existing roof structure and renew, and recover in slate. Replace windows.*

Building is Grade II listed since 07.11.1975 but there are no alterations to the front elevation. All other works (not affecting front) have been approved in the past. Change of use is supported in BR/334/03 - Change of use to the north side to 5 self contained flats 2, 3, 5, 9 & 10 for adults with learning difficulties.

Health/recreation

All developments must contribute to leisure and recreation facilities, except nursing homes and other institutional residential uses (sheltered housing and adult learning).

S106 payments toward this is collected through CIL payments. W£e have calculated that there are no cil payments required.

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Transport

Policy is aimed at reducing reliance on cars especially in fringe of town centre locations.

Contribution to cycling and pedestrian facilities may be requested by the council.

Cycle store being provided in the internal courtyard for 10 cycles. This is covered, secure and easily accessible.

Council's Parking SPD 2020 indicates that the level of parking required for each 1 bedroom flat (or flat with 1-3 habitable rooms) could be less than 1 per unit and also need for at least one parking bay marked out for ECV with infrastructure and cabling fitted. The property is laid out as 5 flats and HMO rooms and there is no parking provided. There is no possibility of providing parking and so this is being submitted as a 'car-free' development.

Conservation Area

The property is in a conservation area but other buildings have been converted/rebuilt. The external appearance of the building facing The Steyne is not changing but will be renovated and finished in current colours. This will be a positive contribution to the Conservation Area.

Flood Risk

Property is in Flood Zone 1 and low or no risk of surface water drainage so no issues

Waste Management

Council policy allows a maximum of 5 black sacks or one 240 l wheelie bin being collected from each dwelling. This service is kerb side and is operated by Biffa. Blue lidded bins are used for recycling.

A new bin store is being formed in the internal courtyard which has level access to Sadler Street. This incorporates 4 General 240l bins and 4 240 l recycling bins and serves flats 1, 2, 3, 6, 7, 8, 9 and 10. Each bin can take 5 sealed sacks and so 8 flats will have access to storage for 20 general bags and 20 recycling.

This is easily accessible from the main building and is 11m from Sadler Street. Level access is provided and there will be a water supply and drainage provided for washing down.

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Flats 4 and 5 will each have one general bin and one recycling bin stored on the private strip of land between the road and the building on Sadler Street. This is an established routine on Sadler

CIL

INF SP1 references a cil payment for new development but doesn't give any detail.

Property is in Zone 4 which is £99.70 per sq m for residential dwellings, but for Flats in Zone 4 there is no charge (£0/sqm).

Bognor Regis Neighbourhood Plan

This states that Salisbury House is listed and the gardens are important: "The Steyne dates from the 1820's and is formed of modest terraces, imitative of the early period of resort architecture and including the Royal Norfolk Hotel, dating from the 1840's"

There are no works being carried out to the front of the property that changes its appearance.

Planning History

Planning

BR/334/03 - Change of use to the north side to 5 self-contained flats 2, 3, 5, 9 & 10 for adults with learning difficulties. Approved

BR/59/95/L - Application for Listed Building Consent to part demolish and rebuild rear wall to Sadler Street, of rooms 9, 10 and garages, take down existing roof structure and renew, and recover in slate. Replace windows. Approved

BR/50/94/L - Application for Listed Building Consent to rebuild existing balcony, repair walls, replace existing rotten windows and lintels. Change of colour to external painted surfaces. Approved

BR/46/94/L - Application for Listed Building Consent for part demolish and rebuild rear wall to Sadler Street, of rooms 9, 10 and garages. Repair roof and replace windows. Approved

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BR/292/93/L - Application for Listed Building Consent for change of colour to Dulux Goosewing on walls, white windows architraves etc. Rebuild existing balcony like for like. Documents returned, not decided

BR/256/92/L - Application for Listed Building Consent to change two main entrance doors and one window to uPVC of similar design. Refused

Building Regulations

BR/633/83/B - Conversion and renovation of existing house in multiple occupation 10 bed sitting rooms to 3 S/C flats & 2 garages. Decided 19th August 1983.

BR/236/08/L - Application for Listed Building Consent for the insertion of a cat flap into a pane of glass in a small window at the front of the property – Refused 2nd September 1998

Residential Amenity (Neighbours)

The principle of using the building as 10 self contained flats is set by approval BA 334/03. The change of use from HMO rooms to flats is also supported by the above approval. The property is located in a predominantly residential area and most buildings in the Stene have been converted to provide self contained flats. The use of the property is consistent with neighbours and the number of potential occupants will be less than the current approved use and will not cause additional noise.

There are no over looking or interlooking issues.

Amenity (Occupants)

Gross floor areas for each dwelling comply or exceed the Technical Standards.

Adequate storage is provided.

All bedrooms are compliant for area and width.

The development comprises conversion of the existing property and so Part M4(2) would not apply.

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All bathrooms comply with the building regulations for Access Zones.

Living accommodation is in accordance with the national space standards and high quality internal environment is being provided.

Where possible allocated, private and useable outdoor amenity space is provided for individual flats.

Cycle storage, refuse and recycling facilities are shown on the plans.

Transport

There is no parking available for the building.

The property is served by illuminated pavements and is close to employment, leisure and shopping facilities.

The property is in a very accessible area and so it would be acceptable for parking to be omitted.

Adequate space is available for cycle parking and the majority of houses in the area benefit from the same level of parking.

Conclusion

All matters raised by policy have been complied with and we have demonstrated that the property is in a very accessible location so allowing for a car free development. The proposed use is consistent with previous planning approvals and other buildings on The Steyne.

No Heritage issues are raised with the listed status of the building or the conservation area as there are no alterations proposed to the front. The building is being required and redecorated which will be a positive contribution to the area.