BR/71/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Restoration of outbuiding to form 2no. one bed flats (Resubmission following BR/331/06). Land at 35 Lyon Street, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

SITE AREA	0.02 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	200 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	None to front. 2 – 3m high walling to rear.
SITE CHARACTERISTICS	Two storey terraced property, with smooth white rendered elevations, pitched roof with red concrete pan tiles with shop front. Two storey extensions to rear and two storey detached building to rear.
CHARACTER OF LOCALITY	Predominantly residential area on a main road with two storey terraced properties and the Laburnums Centre is opposite.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/12/99	Alterations and extension to HQ's for Bognor Fun Bus Company.	Approved conditionally 12-04-1999
BR/206/05	Residential development of 3 flats.	Approved conditionally 03-08-2005
BR/331/06	The restoration of 35 Lyon Street to form 2no. 2 bedroom flats and 1no. 2 bedroom cottage.	Approved conditionally 10-01-2007

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	No objections.

BR/71/07

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, NE2, CH1, ERA1, DEV1
Arun District Local Plan : GEN7, ~~GEN23~~ DEV 23

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

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 comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of 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

The site is situated within the built up area boundary where development is acceptable in principle. 35 Lyon Street is within close proximity to Bognor Regis Town Centre within a predominantly residential area the majority of which are two storey terraced properties. The proposal site is a two storey terraced property with a shop front which currently houses the Bognor Regis Fun Bus Company

BR/71/07

CONCLUSIONS

offices and storage for the charitable organisation, in addition to the main dwelling and two storey derelict detached property exists in the rear garden.

The property has the benefit of planning permission under BR/206/05 for three residential flats and associated parking. The most recent proposal sought permission for the conversion of the main dwelling to two, two bedroom flats and the re-building of the detached building to a two bed unit. Only secure cycle parking to be provided.

The current proposal seeks planning permission for the subdivision of the rear cottage to form two, one bedroom flats with kitchenette and separate bathrooms. The structure is in a state of disrepair and the proposal seeks approval to re-build the structure, using the same dimensions. New window designs are proposed at first storey level to aim to minimise overlooking to the neighbouring properties to either side of the site. Number 33 to the west is only approximately 10m away from the detached building however the triangular design of the windows with the west panel glazed with obscured glass to preclude any adverse overlooking to neighbouring properties.

No car parking spaces are to be provided as part of this scheme however, due to its close proximity to Bognor Regis Town centre, the site is within walking distance of local bus routes and the train station and as such secure cycle parking is proposed at a ratio of two spaces per unit. This is considered to promote sustainable transport choices, in line with Government guidance within PPG13 Transport. No objection has been raised by County Highways.

These factors considered, it is recommended that this application is approved, subject to the following conditions set out overleaf.

BOGNOR REGIS BR/71/07/

Restoration of outbuilding to form 2no. one bed flats (Resubmission following BR/331/06)

Land at 35 Lyon Street
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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the building to the rear of the site have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 The windows on the north west elevation of the building at first storey level servicing the bathroom 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.

BOGNOR REGIS BR/71/07/

4 No windows (other than those shown on the plans hereby approved) shall be constructed in the south east, south west and north west elevations of the detached unit to the rear of the 35 Lyon Street hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

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.

5 The layout of the proposed development shall provide for secure and covered cycle parking space to a standard of two cycle spaces per unit in accordance with plans to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that adequate and satisfactory provision is made for cycle parking clear of all highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

6 The windows on the north east elevation at first floor level of the detached annex to the rear of 36 Lyon Street, Bognor Regis shall at all times be glazed with obscured glass as shown on plans dated 5th January 2007.

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.

7 This permission relates to the plans as submitted and amended by substitute site plans dated 27th April 2007.

Reason: For the avoidance of doubt.

8 INFORMATIVE: The West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site, areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.

BOGNOR REGIS BR/71/07/

9 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 it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, LOC1, NE2, CH1, ERA1

LOCAL PLAN: GEN7, DEV23

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.