

PLANNING APPLICATION REPORT**REF NO:** BR/83/10/**LOCATION:** 9 Lennox Street
Bognor Regis**PROPOSAL:** Change of use from offices to two flats.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal is to convert 1st and 2nd floor offices above a taxi office into 2 flats.
SITE AREA	0.09 hectares
RESIDENTIAL DEVELOPMENT DEN	22 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Ground floor Ace taxi office, vacant offices at first floor.
CHARACTER OF LOCALITY	Predominantly commercial - part of town centre. Adjacent to Estate Agents with residential above. Opposite cafe.

RELEVANT SITE HISTORY

BR/290/92	Change of use from office suite to two bedroom flat	Approve Cond 30-12-1992
BR/96/00/	Change of use of ground floor to use as administration and call centre for taxi business (no taxi rank use)	Approve Cond 21-06-2000

REPRESENTATIONS**Representations received:**

Bognor Regis Town Council

Objection, the Committee deplores the loss of a commercial property in the town centre and the employment opportunities it could bring to the Town.

Comments on Representations received:

Comments on Town Council - Noted. The mix use of residential above commercial properties is in line with government policies for viable town centres. There are no Local or South East Plan policies preventing the loss of employment in this instance.

CONSULTATIONS

Environmental Health

WSCC Local Development Divis.

Consultations responses received:

Environmental Health - No comment.

County Highways - No objections; the proposal is in accordance with the maximum standards. On-street car parking is limited but the previous use would have generated similar demand. Cycle store should be provided.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within a Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

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

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.

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 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 is within the built up area boundary where development is acceptable in principle subject to satisfying development control criteria. The proposal is to convert 1st and 2nd floor offices into 2 flats.

SITE HISTORY

A previous approval was granted for a change of use from office suite to a two bedroom flat (BR/290/92) therefore the proposal has previously been agreed at the 2nd floor level. The principle for residential accommodation has therefore been established.

PPS4 PLANNING FOR SUSTAINABLE ECONOMIC GROWTH

The objectives of this government statement is to promote the vitality and viability of town centres as important places for communities. It also encourages new uses for vacant or derelict buildings and encouraging residential or office development above ground. Therefore the proposed change of use from offices to residential at 1st and 2nd floor levels is considered to be in accordance with this guidance. There are no Local Plan or South East Plan policies that prevent the loss of employment in this type of situation.

VISUAL AMENITY

The conversion will take place with no external alterations therefore the visual amenity of the area will not be adversely affected.

RESIDENTIAL AMENITY

The site is in a town centre location which has a mix of uses, both shopping and night entertainment. The proposal does not propose any external extensions or fenestration changes therefore there is no loss of residential amenity such as overlooking or overshadowing.

HIGHWAYS

The site is within a town centre location where parking requirements are minimal as public transport is readily available. County Highways have commented that the previous use would have required a similar parking provision as the proposed. Therefore they have raised no objection.

SUMMARY

The site lies within a town centre where mixed uses are encouraged, particularly residential at first floor or above. The use is a good use of vacant offices and will not create an adverse loss of local amenity.

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 plan 631/1 received 30th March 2010.

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 use hereby permitted shall not be carried on details have been submitted to and approved by the Local Planning Authority for the secure cycle storage.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 4 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

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.