

PLANNING APPLICATION REPORT**REF NO:** FP/165/08/**LOCATION:** 2 Admiralty Road
Felpham
Bognor Regis**PROPOSAL:** Proposed extensions and conversion of existing to create 6 residential units plus new pitched roofs to existing extensions.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This application is to extend the property with a 2 storey extension on the front (north elevation) and to replace the existing rear conservatory with a single storey rear extension and to put a pitched roof over the existing side 2 storey extension. Also it is proposed to change the use to 6 flats.
SITE AREA	0.0478
RESIDENTIAL DEVELOPMENT DENSITY (NET)	42 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Brick walling 1.8m and internal brick enclosure to separate amenity space. 2m walling separating the flats and garage to the front of the site.
SITE CHARACTERISTICS	Large detached property with 2 storey flat roof extension to the west side adjacent to 15 Old Coastguards. Red brick with yellow dressing. Gravel frontage. Rear flat roof extension with an additional flat roof extension.
CHARACTER OF LOCALITY	Mix of residential, houses and flats and adjacent to the shopping parade.

RELEVANT SITE HISTORY

FP/208/07/	Two storey extension to front of property to provide 2 additional flats.	Refused 05-11-2007
FP/71/08/	Proposed extensions and conversion of existing to create 6 residential units.	Withdrawn 11-06-2008

The previous application was refused as the design was out of character. The north elevation is an important elevation as it is the principal elevation in the street scene. This elevation had no principal entrance.

REPRESENTATIONS

Representations received:

Felpham Parish Council

4 letters of objection

The existing 2 storey extension restricts light and sun. The increase in the roof to a pitch would be unbearable. The proposed bathroom window would overlook a sitting room. There would be an increase in bin storage along the neighbouring boundaries. Parking is shown on neighbouring property boundary. 6 single bedroom flats is out of character. Side window will overlook gardens.

Comments on Representations received:

Noted. There are no first floor windows on the side (east elevation) therefore no increase in overlooking. Also there are no additional first floor windows on the south elevation. The proposed new ground floor bathroom window does not constitute a nuisance causing overlooking as boundary screening will prevent any direct potential overlook.

CONSULTATIONS

Head of Highways and Transport

Environment Agency

Environmental Health - John Green

Consultations responses received:

Environment Agency

No objection in principle. The Flood Risk Assessment had stated that any flood risk associated with this development can be managed.

County Highways

No objection: The proposed 6 spaces would exceed maximum standards. No concerns are raised with regard to the increased use of the access.

Environmental Health

The floor area for the 1 bedroom units with kitchen/living room is below standard and needs to be as follows: bedroom size 7sqm for 1 person or 10m for 2. Kitchen/living rooms 14.5sqm. Studio flats total floor space should be 19.5sqm.

The available habitable floor area within the units does not appear to allow adequate circulation or separation of functions and there may be category 1 hazards created (as defined in the Housing Act 2004).

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Class C Road

Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: DEV1
CH1

High Quality Development
Character

Arun District Local Plan: GEN7

The Form of New Development

DEV23

Conversions of Existing Buildings to Form a
Number of Reside**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

The property has lost its identity by insensitive extensions and alterations. The principle elevation was the west elevation which (prior to the shop development in Felpham Road) fronted onto Felpham Road. The entrance is now via Admiralty Road, which is the north elevation. Currently this elevation is unwelcoming and does not clearly delineate the entrance to the building.

The building has been subject to several 2 storey extensions, which have drowned the original building. To the side is an inappropriate 2 storey flat roof extension. Currently the property is divided into 2 flats.

The proposal is to try to redress the current lack of principle elevation by introducing a front door onto the north elevation. This is achieved by a small 2 storey extension 4.5m x 2.3m deep. Also to construct a pitched roof over the existing flat roof to improve the visual appearance of the building. This is an enormous visual appearance within the street scene.

The pitched roof will not significantly alter the existing effect on the neighbour at 15 Old Coastguards as the flat roof extension already fronts their side boundary.

The application is also for a change of use to provide 6 flats. The conversion is assisted by the

small 2 storey extension to the front which provides a staircase to the new flats. Also the existing rear conservatory is to be replaced with single storey extension 3m x 4.5m. This allows for a longer extension in order to provide a kitchen and bathroom where the existing stairs are located. The Environmental Health Officer has stated that some of the rooms are below standards under the Housing Act and the applicant should take advice with regard to potential residential occupation.

In principle Arun has identified that there is a shortage of 1 bedroom accommodation.

The proposal is a visual enhancement on the existing building. The proposal will not create any significant loss of residential amenity to neighbouring property. Therefore it is recommended that the application is approved subject to the conditions set out below.

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 The development shall not proceed until details of the proposed surface water drainage and means of disposal have been submitted and approved by the Local Planning Authority. Surface water drainage shall be carried out in accordance with such details and in conjunction with associated building works.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, GEN9 of the Arun District Local Plan.

- 3 Before the buildings hereby permitted are occupied dustbin enclosures shall be provided as part of the development in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof.

Reason: To safeguard the appearance of the property and the amenities of the area in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 The conversion hereby approved shall not be occupied until the parking spaces/turning facilities 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 and turning of vehicles.

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

- 5 The conversion shall not be take place until space has been provided on site for secure cycle storage for each of the flats. The areas of land so provided shall not thereafter be used for any purpose other than the secure cycle storage.

Reason: To ensure that adequate and satisfactory provision is made for the sustainable transport modes in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

6 INFORMATIVE:

The studio flats are below the minimum standards under the Housing Acts.

7 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

STRUCTURE PLAN: DEV1, CH1, DEV5

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.