PLANNING APPLICATION REPORT

REF NO: FP/217/08/

LOCATION: 4 Felpham Road
Bognor Regis

PROPOSAL: Conversion and change of use of existing residential care home to 4 no private flats (Resubmission of FP/99/08)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is a resubmission of FP/99/08 which was refused for an extension to the roof to convert the building into 5 flats. This application is for 4 flats with no alterations to the roof line.
SITE AREA	0.01986 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	201 dwellings per hectare.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development. The tree on the front boundary is unaffected.
BOUNDARY TREATMENT	Opens directly onto Felpham Road and Havelock Close, with a 1.5 metre high wall on the side/front boundary to the hardstanding on the front elevation.
SITE CHARACTERISTICS	Large detached 2 storey dwelling, painted pink on the frontage, red brick, mix of windows, one Victorian sliding sash. The front has large picture windows, double frontage. To the rear is a lean to garage. No amenity space. Lay by to the side in Havelock Close. To the rear of the site is the car park of the flats in the converted pub.
CHARACTER OF LOCALITY	Houses to the rear in Havelock Close. Opposite in Felpham Road is a shopping parade therefore a mixture of commercial and residential. Adjacent to the flats in the former pub. House opposite in Havelock Close lays back from the road with parking to the front of the site and the adjacent house has two first floor side windows.

RELEVANT SITE HISTORY

FP/99/08/	Conversion and change of use of existing residential care home to 5no. private flats.	Refused 15-07-2008

BR/24/81	Change of use from cafe to rest home	Approve Cond 18-02-1981

REPRESENTATIONS

Representations received:

Felpham Parish Council

Objection, concerns regarding vehicle access and exits from the car parking spaces adjacent to a busy and dangerous bend.

One letter of objection : the residents of Havelock Close have not been consulted. The proposed lean to over the first floor bedroom will directly face neighbouring windows. Will external lights be affixed? Parking is a problem and insufficient parking is proposed. Cannot read plans on the website very well.

Comments on Representations received:

Noted. County Highways have raised a highways objection.

The first floor balcony is screened with 2m high opaque glazing and therefore there can be no direct overlooking of neighbouring properties. It could be conditioned that there is no external lighting. An orange site notice was posted on the lamp post outside the site, neighbour notification is not a policy of this Authority.

CONSULTATIONS

Head of Highways and Transport

Sussex Police-Community Safety

Environmental Health - John Green

Consultations responses received:

County Highways : Objection on the grounds that the property has insufficient frontage for vehicles to park without overhanging the public footway. Turning space is not sufficient to allow a vehicle to turn and enter the highway in the forward gear. The rear access would also not be suitable for car parking, due to its limited size.

District Environmental Health No comment.

Comments on Consultation responses:

Comments noted. Cycle storage is proposed where the existing garage is in Havelock Close.

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Boundary
Class C Road
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	CH1	Character

	DEV5	Parking Provision
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 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 conflict with the relevant Development Plan policies in that the proposal is unsatisfactory with regard to highway safety.

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

A previous application FP/99/08 was refused for the conversion of the former nursing home into 5 flats. The reason for refusal was the proposed mansard roof which would have been inappropriate and out of character with the area.

The property is currently empty, but was a former care home.

This application is to convert the existing building, without extension, into 4 flats, 2 x 2 bedroom and 2 x 1 bedroom.

FLOODING

The site lies within a flood risk zone and flood risk assessment has been included. Alleviation is achieved by raising electricity sockets above the 1:200 Tidal Flood Level (4.7m AOD). The

main entrance has been relocated to Havelock Close and therefore the ground floor level to Flat 1 has been raised.

VISUAL AMENITY
The proposed us of 4 flats is considered acceptable in a predominantly residential area. This proposal converts the property without major alterations to the building. The main elevation within the street scene is the north elevation. The change to the existing elevation is the insertion of a new entrance door and replacing the "shop/café" window with a small window matching the design of the existing. The existing garage is being removed and a carport for 2 car spaces. Above this is proposed to be used as a garden amenity area screened by 2m high opaque glass screening around the balcony area. This will prevent any overlooking on residential neighbouring properties.

On the west elevation, fronting onto Felpham Way, will remove the ground floor glazed café shop frontage and replace with windows and a French door in keeping with the existing glazing and altering the fenestration above with French door introduced with a balcony over the parking area 2.2m deep with a 1.5m wall around the west and north/west corner screening the parking and glazed canopy over a carport on metal supports 3.5m x 3m.

The south elevation is the rear elevation which fronts onto the car park area of the adjacent flats. The proposal is to raise the parapet wall 2.6m and to introduce high level glazing. The fenced enclosed balcony 2m high is the only other alteration on this elevation.

The east elevation introduces a 2m fence over a balcony with minor changes to fenestration and glazing over the side of the carport.

The first floor balconies provide amenity space 7m x 2.2m on the east elevation, 2.2m x 7m on the west elevation. A roof terrace is provided behind the increased parapet on the south elevation 2m x 5.5m and a garden on the west elevation behind the 1.5m wall adjacent to the carport.

RESIDENTIAL AMENITY
The changes that could potentially adversely affect the residential amenity of neighbouring properties is the use of the proposed balconies. However, these are being screened with 2m high opaque glass screens which will be permanently fixed. Therefore there is no potential for overlooking neighbouring properties. The balcony to the front of the site only directly overlooks the rife embankment and does not directly overlook any neighbours. However, as the front elevation is onto a busy public road, it is considered that a balcony of 2.2metres is too large in depth, particularly as this is accessed from a principal room.

The former pub on the adjacent site has been converted to flats and the proposal to convert this property to flats is therefore within the character of the area.

HIGHWAYS
County Highways have raised an objection that there is insufficient frontage for vehicles to par without overhanging the public footway and there is no turning space to allow a vehicle to turn and enter the highway in forward gear. Also the rear access would not be suitable for car parking due to the limited size.

It is therefore recommended that the application is refused for the reason set out below.

RECOMMENDATION

REFUSE

1 Adequate provision cannot be made within the site for the parking of vehicles in a satisfactory manner to the standard required by the Local Planning Authority in conflict with policies NE17, DEV5 of the West Sussex Structure Plan and GEN7, GEN12 of the Arun District Local Plan.