

PLANNING APPLICATION REPORT**REF NO:** **FP/222/10/****LOCATION:** 24 Flansham Lane
 Bognor Regis**PROPOSAL:** Formation of 1x two bedroom house and 1x one bedroom house from existing 3 bedroom house.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 252 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has flint wall + close boarded fencing approximately 1.8m in height, rear has close boarded fencing approximately 1.8m in height, side boundary to public walk way flint wall approximately 1.8m in height.
SITE CHARACTERISTICS	Semi-detached property with dormer on rear side elevation. The property has rendered walls painted pink on the front elevation, pebbledash on rear, pink shutters on front elevation, red tiled roof with white window frames.
CHARACTER OF LOCALITY	Main road comprising residential properties of various styles and designs,

RELEVANT SITE HISTORY

FP/171/02/	Extension of existing dwelling and proposed dwelling in garden	Refused 27-11-2002
FP/4/03/	Two storey extension.	Approve Cond 28-02-2003
BR/252/67	Front Porch	Approve Cond 06-06-1967

REPRESENTATIONS**Representations received:**
Felpham Parish Council

Support but have concerns about parking.

1 Letter of Objection

Parking on road

Overdevelopment of small cottage

Comments on Representations received:

Comments noted.

The application for a sub-division of an existing dwelling will not involve any additional extensions so it is not considered that this is an overdevelopment of the site.

County Highway's have been consulted regarding the parking but have raised no objection as it is not anticipated that the demand for on-street parking in this location would increase.

CONSULTATIONS

Env. Amenities & Comm. Safety

WSCC Local Development Divis.

Consultations responses received:

Env.Amenities & Comm.Safety

Awaited

County Highway's

A site visit was carried out on the 3rd December 2010. West Sussex County Council acknowledges that illegal parking does take place in this location, as cars are sometimes parked on the highway in close proximity to the pedestrian crossing. However, West Sussex County Council's parking demand evidence in this location indicates that the separation of the existing dwelling would not lead to an increased demand for parking and the most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the site. As a result, West Sussex County Council would not be minded to raise any highway safety objections to the proposal.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

Class A Road

PDR

No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[GEN12](#)

Built-up Area Boundary

The Form of New Development

Parking in New Development

PLANNING POLICY GUIDANCE

PPS1

PPS3

PPG13

Delivering Sustainable Development

Housing

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 and that the residential amenities of future occupiers of the two residential units is satisfactory.

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 two storey semi-detached property is sited on the southern side of Flansham Lane which is a main road. The property is sited adjacent to the public walkway but has a relatively large garden to the east and a smaller garden to the rear.

The application seeks to sub divide the existing single three bedroom dwelling into two dwellings which will create one, 1 bedroom and 1 two bedroom dwellings. The two bedroom dwelling will have the larger garden area to the east and the one bedroom dwelling will have a smaller paved garden area to the west. There will be minimal alterations to the exterior which will comprise a new entrance door on the front east elevation, replacement of a cloakroom window, sealing of a ground floor living room window and the installation of a new window on the south elevation that will serve a bedroom. It is not considered that the installation of the bedroom window on the south side elevation facing the neighbouring property No 22 would cause any significant overlooking or loss of privacy.

The proposed conversion would create two residential units which are of a reasonable size with garden amenity space. The existing windows and proposed new window all serve habitable rooms which create an acceptable light environment and visual outlook for any future occupiers and the overall layout of the rooms would still be in keeping with the existing cottage style layout.

The conversion would not result in a change of character of the area and the use would still be residential in nature which is in line with PPS3 which promotes the most efficient use of previously developed land by providing reuse of existing buildings by forming additional units of accommodation.

No parking area exists to the present property but there is a bus stop positioned in front of the adjoining property No 22 with regular services to Bognor Regis. County Highways have carried out a site visit and have raised no highway safety objections.

It is therefore considered that there would be no materially adverse effect on either visual or residential amenity and the application is recommended for approval, 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 plans: Location/Site/Proposed Floor Plans Drg No 11.486B received on 3rd November 2010, Proposed Elevations Drg No 11486/A received on 6th December 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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:

THE SOUTH EAST PLAN: SEPH5

LOCAL PLAN: GEN2, GEN7, GEN12

NATIONAL POLICIES: PPS1, PPS3, PPG13

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.