

PLANNING APPLICATION REPORT

REF NO: P/119/09/

LOCATION: 2 Old Sefter School House
Pagham Road
Bognor Regis

PROPOSAL: Conversion of part of the property to provide short term letting for paying guests

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above The section of the property concerned measures approximately 7m long X 5m wide x 5.5m high.
SITE AREA	494 sq.m
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Two metre close boarded wooden fence to rear and sides. 1 metre picket fence at front.
SITE CHARACTERISTICS	A former school building converted into two semi detached residential properties.
CHARACTER OF LOCALITY	Rural.

RELEVANT SITE HISTORY

P/150/06/	Conversion of school to two dwellings, erection of first floor rear extension, provision of parking for 4 cars, revised vehicular access.	Approve Cond 30-01-2007
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REPRESENTATIONS

Representations received:

Pagham Parish Council

Parish Council representation:

No objection

Other representations:

None

Comments on Representations received:

Comment on Parish Council representation:

Noted

Comment on other representations:
None

CONSULTATIONS

WSSC Local Development Divis.
Environmental Health

Consultations responses received:

County Highways
Proposal is acceptable from a highway point of view.

Environmental Health
No comments.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area
Strategic Gap

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	AREA10 DEV35	Strategic Gaps Tourism Development Requiring a Coastal Location
	GEN3 GEN7	Protection of the Countryside The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

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 rural area or Strategic Gap.

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

Planning Policies and Government Advice encourage development of tourist accommodation provided that the proposals are appropriate. Tourism development is considered to be beneficial to the local community and the tourism development must also be in harmony with the local environment taking into account of, amongst other factors, residential amenity, noise, traffic and parking in the vicinity.

Visual Amenity

There are no external changes, requiring planning permission, proposed by this development. It concerns a single storey rear extension of the existing residential dwelling being internally modified and changing use to provide a one bedroom holiday let. There is therefore no impact on the rural area and designated strategic gap. In terms of residential amenity there is no significantly greater degree of noise and disturbance from the use of this portion of the property as tourist accommodation as there is from residential C3 use. It is likely to be occupied by people without children.

Subject to the proposal being conditioned to avoid the creation of a separate unit of residential accommodation it is recommended that planning permission should be granted.

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 proposed annexe shall be used as holiday accommodation only, for individual lets upto and no more than 28 consecutive nights, and for no other purpose (this accommodation comprises bedroom, bathroom, kitchenette, living room and patio).

Reason: In the interests of amenity in accordance with Policy GEN7 of the Arun District Local Plan.

- 3 The tourist unit, hereby permitted, shall be used solely in conjunction with the main dwellinghouse at 2 Old Sefter School House and shall not be sold separately as an independant tourist unit. The tourist unit shall be limited to the area specified within the approved plans.

Reason: To enable the Local Plan Authority to exercise a measure of control over the tourist use in the interests of amenity in accordance with GEN7 of the Arun District Local Plan.

- 4 This permission relates to the following approved plans; Existing and Proposed Elevations received 12/1/10, existing and proposed site plans received 23/12/10.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies GEN3 and AREA10 of the Arun District Local Plan.

- 5 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 nor the strategic gap and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7, AREA10, DEV35

NATIONAL POLICIES: PPS1, PPS7

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