

REPORT UPDATE

Application No: AW/131/10/

Reason for the Update / Changes

Reason for Update/Changes:

A response of 'support' has been received from Aldwick Parish Council.

A letter of objection has been received, on the grounds of nesting birds.

A consultation response of 'no comment' has been received from the Conservation Area Advisory Committee.

Officers Comment:

Noted.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

AW/131/10/

PLANNING APPLICATION REPORT

REF NO: AW/131/10/

LOCATION: Hunters House
108 Manor Way
Bognor Regis

PROPOSAL: Remove existing hedge and replace with new wall to match house with hedge screening behind, move drive entrance to new location and installation of a new gate.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

SITE AREA	Approximately 580 square metre
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Existing hedging approximately 2m high.
SITE CHARACTERISTICS	The site is a two storey white rendered building which has recently been altered and extended to change from 2 flats

to a single dwellinghouse.

CHARACTER OF LOCALITY

The site is located within the Aldwick Bay Conservation Area, on a private residential road of predominantly two storey detached dwellings of a traditional style.

RELEVANT SITE HISTORY

AW/68/09/	Change of use of existing 2 no. 3 bedroom flats into 1 no. 4 bedroom family house.	Approve Cond 15-07-2009
AW/136/09/	Amendments to approved application AW/68/09 - Single storey side extension & additional windows to first floor, change 4 no. windows on ground floor to french doors.	Approve Cond 09-09-2009
BR/952/72	Extension	Approve Cond 09-01-1973

REPRESENTATIONS

Representations received:

Aldwick Parish Council
Aldwick Parish Council:
Awaited

One letter of support, stating that the changes to the frontage of the property will greatly improve the street scene, adding character to the house and enhancing the appearance of Manor Way.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Officer
Conservation Area Advisory Com

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Within the Aldwick Bay Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan: [GEN2](#) Built-up Area Boundary

[GEN7](#)
[AREA2](#)

The Form of New Development
Conservation Areas

PLANNING POLICY GUIDANCE

PPS1
PPS5

Delivering Sustainable Development
Planning for the Historic Environment

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 Conservation 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

This application seeks planning permission for the construction of a new boundary wall and revised point of access at 108 Manor Way.

The proposed wall would be located on the northern elevation of the site, fronting Manor Way. The wall would measure approximately 0.6m in height, with intervening piers approximately 1.5m high. Iron gates would be inserted at the new access, measuring approximately 3m in width, and 1.3m in height.

The proposed wall is to be rendered and painted to match the existing house, and the existing hedge is to be retained behind the proposed wall.

It is considered that the proposed wall would be in keeping with the existing dwelling, and would not have a significant impact on the visual amenities of the locality, or the character and appearance of the Conservation Area.

It is therefore recommended that the application be 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 plans; drawing no's HC/lw/site, HC/lw/site1, HC/lw/002, HC/lw/004, HC/lw/001, and HC/lw/003.

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 The wall hereby approved shall be rendered and painted to match the existing dwelling.

Reason: In order to ensure the development is in keeping with the existing dwelling, in the interests of amenity in accordance with policies GEN7 and AREA2 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

LOCAL PLAN: GEN2, GEN7, AREA2

NATIONAL POLICIES: PPS1, PPS5

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