

Rebecca Payne

From: Karen Garner on behalf of Planning.Responses
Sent: 23 August 2013 14:07
To: Planning Scanning; Janice James
Subject: FW: AW/159/13

Consultation response from Conservation Officer (CO).

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From: Martyn White
Sent: 23 August 2013 11:28
To: Planning.Responses
Subject: AW/159/13

ADC Planning Consultation Response from the Conservation Officer

Application Number	AW/159/13
Address	78 Barrack Lane, Bognor Regis
Description	New Detached Double Garage
Case Officer	Mrs. J Chapman

The property is located within the Barrack Lane Area of Special Character.

It is therefore located within an area within the District which is considered to be of distinctive character or quality and, therefore worthy of extra protection through rigorous control of new development.

The Area of Special Character is described in the relevant Supplementary planning Document. As part of this it makes references to the fact that "The special character of this area is derived from the mature landscaping and low density residential development of individual design. These buildings are set back from the road with established and mature front gardens".

The proposal is for a substantial garage in the front garden of the property. This would be located forward of the established building line. Further, the garage would accommodate a substantial amount of the front garden; this is in conflict with neighbouring properties where gardens are laid to lawn or hard standing.

Further, I have also noticed that the garage is located very close to a neighbouring tree. The tree is of high visual street amenity and should be preserved.

It is therefore considered that the proposal would conflict with the established character and pattern of the site or the locality and result in an uncharacteristic form of development along the established street-scene.

Relevant policies:

Area 1: Areas of Special Character

Relevant SPD's:

Areas of Special Character Supplementary Planning Document