

PLANNING APPLICATION REPORT

REF NO: **AW/178/10/**

LOCATION: 115 Aldwick Road
 Bognor Regis

PROPOSAL: Demolition of existing dwelling, erection of three storey building to contain 7 flats, 2x1 bedroom, 5x2 bedroom units with associated parking and bin store (re-submission of AW/242/09)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

The supporting design and access statement indicates this revised scheme has come forward in order to ensure compliance with the Building Regulations in respect of (i) means of escape in the entrance hall, first and second floor bedrooms, (ii) ventilation, and (iii) structural roof design.

The overall building footprint, dimensions and materials are indicated to be comparable to those on those approved under planning permission AW/242/09 on the 4 March 2010.

The main differences with the previous planning approval include:

- minor internal reconfiguration of the apartments;
- relocation of pedestrian access for apartments 1 and 2 to the north facing side elevation of the building (facing Aldwick Road);
- the provision of additional windows in the south and north facing elevations of the proposed residential apartments at ground, first and second floor relating to bedrooms (the second floor windows will incorporate small pitched roof dormer set within the eaves);
- the provision of an additional window to ground floor apartment (relating to dining room) on east facing elevation;
- revised roof design for the residential apartments on the second floor of the block (west facing elevation) with the roof design above being amended from hipped to

	projecting gable end; and
	-replacement of flat roof dormers within eaves on west elevation with small pitched roof dormers of similar size.
SITE AREA	0.05 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	140 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Dwarf walling to front, wall and fencing to Princess Avenue.
SITE CHARACTERISTICS	Detached house red brick, existing rear access onto Princess Avenue. Two storey rear extension.
CHARACTER OF LOCALITY	Predominantly residential. A mixture of two and three storey houses and flats. Opposite, in Princess Avenue are three storey flats. Opposite in Aldwick Road is the Ashley House Care Home, which is three storey in the centre. To the rear of the site is a two-storey house.

RELEVANT SITE HISTORY

BR/25/99/	Demolition of existing 2 storey extension, construction of new 2 storey extension to provide sun room and bedroom.(SEE AW/22/99)	Withdrawn 24-02-1999
AW/22/99/	Demolition of existing 2 storey extension, construction of new 2 storey extension to provide sun room and bedroom.	Approve Cond 26-03-1999
AW/242/04/	First floor extension above bay window and new pitched roofs over existing porches.	Approve Cond 26-11-2004
AW/242/09/	Demolition of existing dwelling & erection of new a 3 storey block of 7 flats containing 5 x 2 bedroom & 2 x 1 bedroom flats with car parking & bin & cycle stores	Approve Cond 03-03-2010

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Aldwick Parish Council - Objection on the grounds of insufficient parking contrary to Policy GEN12 and GEN20 and unacceptable adverse impact on adjoining properties from

overbearing and will be un-neighbourly in conflict with <policy> GEN7.

Neighbour comments from occupier of adjacent property - objection on the grounds of overlooking especially when windows are open. The site notices advertising the application did not contain a date. Clarity requested over building regulations applicable to the previously approved and current application scheme.

Comments on Representations received:

Comments on Parish Council representation: The County Highways Authority has raised no objection to the scheme. An almost identical scheme in terms of scale, massing, siting has been approved under planning permission AW/242/09 on the 4 March 2010, therefore, it is noted that this revised scheme would have no additional impact on adjoining properties from overbearing or be more unneighbourly than that previously approved. Furthermore, it would not be possible to sustain an objection based on inadequate car parking because of this permission.

Comment on neighbour comments: The use of the obscure glazing can mitigate against any additional overlooking or loss of privacy for neighbouring residents through the imposition of appropriate planning conditions where necessary.

Pre-dated and printed site notices were erected by the applicant. Followed up by the erection of an additional site notice by your officers. It is therefore considered statutory consultation requirements have been executed properly by the Local Planning Authority.

Compliance with the Building Regulations is administered separately from Planning legislation.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways Authority - No objection.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary
Class B Road

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

PLANNING

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.

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

The site lies within the built-up area boundary where the more efficient use of land is promoted subject to compliance within established planning policy. A previous application for a similar scheme was approved under planning permission AW/242/09 on the 4 March 2010, therefore, the principle of development has already been established within the application site.

VISUAL AMENITY

The existing site is adjacent to 113 Aldwick Road, a two-storey dwelling with similar dwellings to the rear in Princess Avenue. On the opposite corner of the site is 'Ashley House' which has a three-storey central element. Adjacent, on the opposite corner of Princess Avenue, are two blocks of three-storey flats. The height of the proposed development is 9.6m adjacent to 113 Aldwick Road which is 8.1m with the apartment blocks at 27 Princess Avenue being 10m height therefore the height of the proposed development is not considered to be excessive in this location. The proposed west facing elevation of the development, fronting Princess Avenue, is comparable to development on 27 Princess Road. The design and appearance of development will harmonise with the surrounding built form and therefore would not have an adverse impact on the visual amenity of the locality.

RESIDENTIAL AMENITY

Additional windows are proposed on the north and south elevations over the previously approved scheme, however, given they will be sited in the side elevations of the proposed projecting gables fronting Aldwick Road and therefore will be orientated towards the public street scene along Aldwick Road and Princess Avenue, there will be no additional impact on neighbouring residential amenity from loss of privacy through overlooking from these windows.

The property to the rear of the site 'Marine House' will be approximately 23m from the proposed

development, therefore, coupled with the siting of Marine House to the south of the development, it is not considered that that this proposal would create any significant loss of privacy for the occupiers of Marine House.

The previously approved scheme provided ground and upper floor habitable room windows on the east facing elevation of the building that were not obscure glazed and therefore may have had potential for additional overlooking and loss of privacy for occupiers of residential properties to the east of the site including the adjacent property at 113 Aldwick Road.

This revised scheme still proposes ground and upper floor windows on the east elevation of the building with one additional ground floor window, however, additional planning conditions have now been recommended that will require the obscure glazing of these windows and therefore will reduce the overall potential for overlooking/loss of privacy to these properties. The net result of this is that the revised scheme will have less impact on neighbouring residential from overlooking/loss of privacy over the previously approved scheme under planning ref AW/242/09.

HIGHWAY CONSIDERATIONS

The parking and access arrangement is identical to that approved previously under AW/242/09. Two existing accesses on the front and rear of the site are to be closed off and a new access created in Princess Avenue. The scheme will include a total of four off road parking spaces. The County Highways Authority considers this access arrangement and parking provision to be satisfactory, in accordance with their maximum standards and have raised no objection to scheme. The proposed development is therefore considered acceptable in respect its impact on highway safety and traffic generation.

SUMMARY

The principle of residential has previously been accepted within the site. This revised application makes a number of minor changes that are considered acceptable in terms of its impact on the visual amenity. Furthermore, the imposition of additional planning conditions requiring the use obscure glazing will ensure the proposed development will have less impact on surrounding residential amenity over the previously approved scheme under AW/242/09.

In light of the above assessment, and in the absence of any other material considerations to lead me to a different recommendation, approval is recommended 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 approved drawing numbers 639 (1-7) dated August 2010.

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

- 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The building shall not be occupied until the parking spaces shown on the approved drawing no. 639/7 dated 08/10 have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

- 5 The building hereby permitted shall not be occupied until all accesses to the site other than hereby approved have been stopped up permanently.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 6 Prior to the commencement of development provision shall be made for secure cycle storage with the site in accordance with plans to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of promoting encouraging sustainable modes of transport in accordance with Planning Policy Statement 1: Delivering Sustainable Development.

- 7 The approved first and second floor windows in the east facing rear elevation of the building shall be obscure glazed prior to the first occupation of the development and shall remain so thereafter.

Reason: To protect the privacy of the occupiers of the adjacent residential property from overlooking in accordance with policy GEN7 of Arun District Local Plan.

- 8 The building shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the West Sussex County Council. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

- 9 The West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site, areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.
- 10 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

LOCAL PLAN: 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.