

PLANNING APPLICATION REPORT

REF NO: **AW/192/09/**

LOCATION: To The Rear Of
 5 Nyetimber Close
 Bognor Regis

PROPOSAL: New bungalow

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is for a dwelling in the rear garden of the existing dwelling.
SITE AREA	0.05 hectares
RESIDENTIAL DEVELOPMENT DEN	20 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Walling and hedging rear and sides.
SITE CHARACTERISTICS	Chalet bungalow with dormers to front and side. Side access through to proposed site.
CHARACTER OF LOCALITY	Predominantly residential. Bungalow directly to the rear of the site. The access way would directly pass front door of the property and side lounge window and conservatory. Mix of chalet bungalows in the street scene.

RELEVANT SITE HISTORY

AW/109/04/	Ground & first floor extensions, including dormers to existing house & double garage.	Approve Cond 12-07-2004
------------	---	----------------------------

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Objection

Unduly cramped and out of keeping with the character of the area. The proposed vehicle access is not of sufficient width. Concerned at damage to pine trees along the access. Loss of garden.

West Sussex Wildlife Protection

Land needs checking for possible wildlife habitation.

9 Letters of Objection
(One standard letter)

Loss of privacy, the proposal would increase noise nuisance. Will be out of character. Will devalue property prices. Concerned that the road is too narrow for refuse collection. Loss of trees will result in viewing a stack wall. The existing dwelling has been extensively extended.

Will spoil views. The ditches around the field have been removed causing flooding. It is back land development with no tree survey.

Comments on Representations received:

Noted - property prices are not a material planning consideration.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways

The new dwelling is sited in a sustainable location and whilst vehicular parking exceeds maximum standards, this is not anticipated to impact on highway safety, therefore no objection.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan: SEPH5

Housing Design and Density

Arun District Local Plan: GEN7

The Form of New Development

GEN12

Parking in New Development

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

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 conflict with relevant Development Plan policies in that the proposed site is considered to be unneighbourly and out of character with the surrounding pattern of development.

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 development is acceptable in principle subject to the normal development control considerations such as residential amenity. In this case it is considered that the proposed dwelling to the rear of the existing dwelling would be unneighbourly by the nature of the access passing directly adjacent to 2 dwellings and cramped and out of character with the surrounding area.

PPS3

The PPS supports use of Brownfield sites providing a density 30 dwellings per hectare. In this case, only 20 dwellings per hectare can be achieved and even at that density the dwelling would be cramped and would not allow for much amenity space. PPS3 further states that design which is inappropriate in its context should not be accepted and advises new development should be well integrated with and complement the local area, in terms of, for example, layout.

Visual Amenity

The proposed site is in the existing rear garden thus chopping the site into two, this would be out of character with the existing pattern of development. As the proposal is to the rear of existing dwelling, it would not be prominent within the street scene. However, the additional access with extensive hardstanding areas at the front of the site would be detrimental to the established character of the area. Additionally there would be views of the dwelling down the new access which would be detrimental to visual amenities and the character and appearance of the area.

Residential Amenity

The proposed access which would run along the front of the existing dwelling and within 1m of the neighbouring dwelling at the side. Additionally the access and parking area are directly along the boundary with 4 Nyetimber Close. It is considered that this would result in a loss of residential amenity to the neighbours including 22 Greenlea Avenue through noise and disturbance associated with vehicles accessing the application site. This would harm the quiet residential amenities of nearby properties and their rear gardens in particular.

Highway Issues

County Highways are satisfied that the access arrangement is satisfactory and therefore have not raised any objections.

Summary

The proposal would be cramped and out of character with the surrounding area. Therefore it is recommended that the application is refused for the reasons set out below.

RECOMMENDATION

REFUSE

- 1 The site by virtue of its size and shape and location to the rear of the existing dwelling, is considered unsuitable to accommodate a dwelling and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped and unneighbourly form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policy GEN7 of the Arun District Local Plan.