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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Removal of garage and conservatory to existing bungalow and erection of 1 No 2 bed bungalow fronting Heston Grove. 38 Pryors Lane, Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	It is proposed that the existing detached garage and conservatory of No.38 Pryors Lane be removed and that a new 2-bedroom dwelling be constructed at the rear of the existing dwelling and fronting onto Heston Grove. The proposed dwelling will have a site area of 244sqm leaving the existing dwelling with a site area of 289sqm. The existing dwelling will have approximately 130sqm of usable private garden space while the proposed dwelling would have approximately 80sqm. There is existing hard standing area for up to two cars available in front of the existing dwelling while a driveway in front of the proposed dwelling would provide parking for up to two cars parked end to end.
SITE AREA	Approximately 533m².
RESIDENTIAL DEVELOPMENT DENSITY (NET)	29 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by application.
BOUNDARY TREATMENT	There is a tall 2.7m wooden fence along both the northern site boundary and the eastern site boundary. These fences would form the rear and side fences of the new dwelling respectively. There is currently a 2.0m high fence along the southern side boundary of the site.
SITE CHARACTERISTICS	A small single storey dwelling set towards the front of a corner site. The dwelling is formed of dark brown brick with dark brown tiles.
CHARACTER OF LOCALITY	A quiet residential street with small cul-de-sac adjoining comprising small dwellings on relatively small sites which are all very similar in style being detached or semi-detached, single storey and formed of dark brown brick and dark brown roof tiles.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AW/35/05	New 2 bedroom detached bungalow on land divided from existing plot at 38	Refused 12-04-05

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	Pryors Lane, inclusive of demolition of existing detached single garage and its replacement with a detached double garage.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Objection. The site, by virtue of its size and shape, is considered unsuitable for a new dwelling without damaging the character of this residential area. The proposal would result in an unduly cramped development which would be detrimental to the amenities of the area, contrary to policies DEV1 ad LOC1 of the West Sussex Structure Plan and GEN7 of the Arun Local Plan. It also contravenes the parking requirements of GEN12.
Local Groups	None
Two letters of objection	Objection on the grounds that: • The proposed development will have an impact on the immediate area and the access drive will come out at the narrowest point of the Grove, which will prevent parking outside properties opposite. Also, two tall mature holly trees were removed prior to the application being submitted. • Development and density proposed is out of character with the area and will have a serious detrimental effect on No.1 Heston Grove. • The fence forming the boundary between No.38 Pryors Lane and No.1 Heston Grove has been erected in the last year and was not the subject of planning permission but it higher than that subject to permitted development rights under the General Permitted Development Order being in excess of 2m high (over a foot higher). This fence should not be taken into consideration when considering the effect of the proposed development on No.1 Heston Grove as it was erected in order to try and disguise the fact that the development now proposed will overlook 1 Heston Grove to a detrimental extent. • There is no demand in the area for single level housing for the elderly and disabled • The proposed dwelling has no special merit in terms of quality of design and does not contribute to a sustainable residential environment, as it includes no features to improve energy efficiency, most services will need to be accessed by car and it removes green space from the neighbourhood thus increasing run off of rainwater.

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	• To justify cramming new poorly designed residential units into existing plots in this way, using the justification of "a sustainable residential environment" is a cynical misuse of that goal, likely to alienate people and therefore undermine support for measures that might genuinely help to achieve that objective.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection and recommended conditions.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Inside Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC1, CH1
Arun District Local Plan : GEN2, GEN7, GEN12, DEV19

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPG3 - Housing

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.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

With regard to the Parish Council's objection the grounds are identical to the reason for refusal previously given for Application Ref: AW/35/05 which was refused on 12 April 2005. The revised proposal however is considered to have addressed the previous concerns as the design has now provided for significant private open space for both the existing and proposed dwelling and has a design, scale and siting more in keeping with the surrounding properties thus respecting the character and amenities of the area. With regard to parking and accordance with Policy GEN12, two on-site parking spaces are provided for each dwelling which more than satisfies the requirements of Policy GEN12.

With regard to the letters of objection it is noted that the proposed driveway onto Heston Grove will come out at the narrowest point and will potentially prevent on-street parking in front of the properties opposite. However, there is sufficient on-site parking available for all

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COMMENT ON REPRESENTATIONS RECEIVED

properties in Heston Grove, including the proposed, and County Highways have indicated there are no objections to the proposal from a highways point of view. With regard to the alleged removal of trees, they were not protected by a TPO nor are they contained within a Conservation Area, and as such, their removal does not require notification or approval from the Local Planning Authority.

The proposed dwelling design, siting and scale has been amended such that it is now considered to integrate effectively into the existing streetscape without having any detrimental impacts upon the character or amenities of the area.

With regard to the common fence, this incidence has been reported to the Local Planning Authority's Compliance Team for investigation. Regardless of the fence height however, the eastern most wall of the proposed dwelling is only 4.0m in length and is sited 1.3m away from the common boundary with No.1 Heston Grove. There are no windows proposed along this eastern flank wall and as such there is no opportunity for overlooking or overshadowing, particularly given the low single storey design of the dwelling.

It is agreed that the Design and Access Statement submitted as part of the application includes sub-standard content but this is not a reason for the application to be refused.

ASSESSMENT OF PROPOSAL

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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential 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

A previous application for a similar development was refused on 12 April 2005 on the grounds that insufficient provision was made for private amenity space and the proposal would result in an unduly cramped form of development detrimental to the character of the surrounding area.

The plans originally submitted as part of this application proposed that the existing garage and conservatory associated with the existing dwelling be removed thus creating approximately 130sqm of private amenity space for the existing dwelling which is considered to be more than satisfactory. They also provided a significantly reduced footprint for the proposed dwelling which created approximately 80sqm of private amenity space for the additional dwelling which is also considered to be satisfactory and in keeping with that provided for the neighbouring properties. While the plans originally submitted as part of this

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CONCLUSIONS

application partially addressed the previous concerns, it was considered that the proposed dwelling could be better designed so as to more effectively address the site and neighbourhood context. The applicant's agent was therefore requested to amend the design of the proposed dwelling so that:

- The width of the front façade was minimised to reduce the visual bulk when viewed from the streetscape and provide a more articulated built form which provides for a more open streetscape character;
- The footprint was more in keeping with the dwelling immediately to the east (No.1 Heston Grove) thus having greater respect for the character of the area;
- The front door location was amended so that it is now visible from the road thus increasing safety and passive surveillance, rather than the door being tucked around the rear of the dwelling as was previously proposed;
- The driveway was lengthened so that cars could park in a tandem arrangement rather than side by side as previously proposed, which significantly reduces the amount of hardstand area in front of the dwelling thus enabling additional landscaping areas to soften the appearance of the dwelling and to reduce run-off from the site; and

These changes were incorporated into the currently proposed scheme which is now considered to adequately address the previous issues raised including insufficient private amenity space and creation of an unduly cramped site. In addition to this the scale of the proposed dwelling means that there is limited potential for off-site impacts such as overlooking, overshadowing or creation of visual bulk and there is sufficient space for provision of on-site parking.

Overall, it is considered that the proposal provides for a positive design response to the existing site constraints and as such, each of the two newly created sites will blend effectively into the surrounding neighbourhood character and will not cause detriment to the amenities of the surrounding residential area.

Consequently, it is therefore recommended that the application be approved, subject to the conditions set out overleaf.

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38 Pryors Lane
Bognor Regis

RECOMMENDATION

Approve Conditions

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 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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4 This permission relates to the amended plans submitted on 1 December 2006 and not to the plans originally submitted.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

5 The building hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

Reason: In the interests of road safety and to accord with approved policy in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

6 The dwelling shall not be occupied until the parking spaces turning facilities shown on the submitted plans 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 policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

7 The layout of the proposed development shall provide for parking space for vehicles to a standard of two car spaces per dwelling in accordance with plans to be approved by the Local Planning Authority.

Reason: To ensure that adequate and satisfactory provision is made for the parking (and garaging) of vehicles clear of all highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

8 INFORMATIVE: 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 Local Planning Authority. 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.