

BE/104/11/

PLANNING APPLICATION REPORT

REF NO: BE/104/11/

LOCATION: Land Adj. 37 The Croft
Bognor Regis

PROPOSAL: Erection of a detached single garage. Amendments to BE/51/08. (Re-submission following BE/57/11.)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks consent for the erection of a detached flat roof single garage to the rear of the dwelling (re-submission following B/57/11). The garage will measure 6.3 x 3.6 metres with a maximum roof height of 2.6 metres. The application also seeks consent for the creation of a second parking bay adjacent to the garage and the creation of a new access with sliding gates.
SITE AREA	188 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	Leylandii
BOUNDARY TREATMENT	The front boundary and side boundary adjoining the highway comprise very poor leylandii, approximately 2-3 metres in height, and a 2 metre high, close boarded timber fence.
SITE CHARACTERISTICS	End of terrace house of 1960s design and appearance constructed from brick with tile hanging on the elevations and a concrete tiled, pitch roof. Side access onto The Croft with double timber gates and hardstanding.
CHARACTER OF LOCALITY	Predominantly residential, comprising a 1960 estate of two terraced properties with flat roof porches and flat roof garage forecourts.

RELEVANT SITE HISTORY

BE/163/07/	Proposed extension of existing terrace for 1 additional dwelling	Refused 05-03-2008
BE/51/08/	Proposed extension of existing terrace for one additional matching dwelling - resubmission following BE/163/07	Approve Cond 23-07-2008

BE/104/11/

BE/49/11/NMA	Application for a non-material amendment following a grant of planning permission BE/51/08/ for alterations to windows	Approve 09-05-2011
BE/54/11/DOC	Application for approval of details reserved by conditions 2 and 3 of BE/51/08.	Approved 17-05-2011
BE/69/11/NMA	Application for a non-material amendment following a grant of planning permission BE/51/08 - windows	Approve 16-06-2011
BE/57/11/	Erection of a detached garage.	Refused 14-07-2011

REPRESENTATIONS

Representations received:

Bersted Parish Council

Object for the following reasons:

1. Inappropriate development contrary to GEN7 of the Arun District Local Plan;
2. Over intensification of the site which is obtrusive and discordant with the streetscene.

7 letters of Support:

Garage will improve property;

Much needed with amount of children playing and so many cars on the estate;

Additional security;

Removes car from road;

Secure parking is positive;

Land to be built on would have been left as concrete hard standing and no garden space will be lost;

Will benefit the estate and be safer for road users;

Will fit in with the property and smarten up untidy street;

Majority of residents have garages in a compound, block or at the side;

Acceptable for new dwelling to have a garage to store vehicle and other materials of value.

3 letters of Objection:

Design out of character by virtue of pitch, tiled roof;

No materials proposed for hardstanding;

Garage is visible from road and out of character with other garages on the estate;

Reduces roadside parking;

Will reduce garden space of No 37 even further;

Will worsen parking problem;

New garage seems unlike a garage - most are flat roofed;

Hardstanding is preferable and will have less impact on the view from the house and others in the area;

Area is over-developed and will become over-run with garages and resultant flooding problems.

Comments on Representations received:

Comments noted and addressed in the conclusions section.

CONSULTATIONS

Southern Water Planning

Consultations responses received:

Southern Water: The exact position of public sewers must be determined on site by the applicant before the layout of the development is finalised. Please note:

no development or new tree planting should be located within 3 metres either side of the centreline of the public sewer;

all existing infrastructure should be protected during the course of construction works.

If consent is granted, a condition is required detailing measures to protect public sewers prior to commencement of development.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Public sewer on site

Within Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

GEN7

GEN12

GEN9

The Form of New Development

Parking in New Development

Foul and Surface Water Drainage

PLANNING POLICY GUIDANCE

PPS1

PPG13

PPS3

Delivering Sustainable Development

Transport

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.

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 neighbouring properties, nor would it have an adverse impact upon the 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

The site is subject to an approved application BE/51/08 for an end of terrace dwelling, which is under construction. The application is a re-submission following the refusal of BE/57/11.

AMENDMENTS TO PREVIOUS REFUSAL BE/57/11/

The re-submission seeks to address the refusal by reducing the size of the garage from a detached pitch roof double garage to a single detached flat roof garage. The garage will have a maximum height of 2.6 metres (1.9 metres lower than application BE/57/11) and is reduced in width from 6 metres to 3.6 metres. The roof of the garage was originally hipped, but following further revisions to the design, the garage now incorporates a flat roof, in order to reduce its scale, bulk and visual prominence.

CHARACTER AND APPEARANCE

The new dwelling is located at the end of a row of terraces and the garage will be located adjacent to the rear and side boundaries fronting the highway. There are a number of garages in the vicinity of the application site; these are predominantly, flat roof garage blocks. The design of the garage has a flat roof, which is sympathetic to other garages within the vicinity of the application site but also the porches to the dwellings in the area. The amended scheme is therefore considered to have an acceptable impact on the visual amenities of the locality.

RESIDENTIAL AMENITY

With regard to residential amenity, the garage will not result in any overlooking, loss of privacy or daylight, being single storey and set back from neighbouring properties. The single garage will retain sufficient private amenity space to the side and rear for the occupants of the new dwelling (approximately 70 sq m) which is comparable and, in some cases, exceeds the amount of private amenity space for neighbouring properties in this row of terraces.

PARKING AND HIGHWAYS ISSUES

The proposed garage and second parking space is required in order to alleviate wider on street parking problems in the vicinity of the application site. The proposal will provide 2 off street parking spaces, which complies with West Sussex County Council parking standards. The proposal will alter the existing vehicular access with the creation of a gated access and a dropped kerb. Whilst not requiring planning permission, a licence will be required under highways legislation. The proposed new access incorporates sliding gates, which allows sufficient space for a car to safely enter and exit the highway.

SUMMARY

In summary, the proposed detached single storey flat roof garage will have an acceptable impact on visual amenity and residential amenity. The proposal provides adequate level of parking, in accordance with West Sussex County Council parking standards, and will retain sufficient private amenity space for future occupiers. It is therefore recommended that planning permission is granted, 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 The development hereby approved shall be carried out in accordance with the following approved plans: PG03B Proposed Plan, Roof Plan and Elevations received on 12 October 2011; PG04A Block Plan and Location Plan received on 26 September 2011; SG01 Survey Drawing - Site Plan, received on 4 August 2011.

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 garage hereby permitted shall be used solely for the parking of a vehicle and for no other purpose whatsoever.

Reason: In the interests of amenity, having regard to parking difficulties in the locality, and to comply with policy GEN7 of the Arun District Local Plan.

- 4 No development shall commence until details of the measures to protect public sewers have been submitted to and approved in writing by the Local Planning Authority and Southern Water.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Local Plan.

- 5 INFORMATIVE: The applicant is advised that a formal application for connection to the public sewerage system is required in order to service the development. The applicant is advised to contact Atkins Ltd, Anglo St James House, 39A, Southgate Street, Winchester, SO23 9EH (Tel 01962 858688 or www.southernwater.co.uk).

- 6 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, GEN9, 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.

- 7 INFORMATIVE: The proposed access shall not be carried out 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.

