

PLANNING APPLICATION REPORT**REF NO:** BE/115/09/**LOCATION:** White Croft & Blue Haze
Shripney Road
Bognor Regis**PROPOSAL:** Renewal of unimplemented planning permission BE/111/06 for erection of 8 new dwellings with access from Shripney Road & incorporating associated external works, following the demolition of White Croft & Blue Haze.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal is a resubmission of BE/111/06 and involves two terraces of four 3-storey houses. The second floor accommodation is provided in the roof. One terrace faces Shripney Road and comprises 3-bedroom units and the other facing Frensham Avenue and comprises 4-bedroom units. Four of the properties would have integral garages and another four garages are provided in a separate block.
SITE AREA	0.175 hectares
RESIDENTIAL DEVELOPMENT DEN	45 dwellings per hectare
TOPOGRAPHY	Site is elevated above level of Shripney Road.
TREES	Some trees on rear side of building with Frensham Avenue.
BOUNDARY TREATMENT	1.6m high fencing to Frensham Avenue/stone walling.
SITE CHARACTERISTICS	Frensham Avenue is access to 'Poplars' mobile home site. Existing dwellings detached, one chalet style, varying designs. Other 2-storey set back from site frontage. Caravan site to north. Part of boundary to Frensham Avenue is glazed walkway/storage area to adjacent house. Hoardings around site.
CHARACTER OF LOCALITY	Predominately residential.

RELEVANT SITE HISTORY

BE/49/03/	Outline Application for demolition of existing dwellings and residential development (Re-submission following BE/22/03/)	Refused 01-08-2003
BE/111/06/	Erection of 8 new dwellings with access from Shripney Road & incorporating associated external works, following the demolition of White Croft & Blue Haze	Approved Cond + S106 11-12-2006

BE/13/60

Outline application for one dwelling

Approve Cond

21-12-1960

REPRESENTATIONS

Representations received:

Bersted Parish Council

No objection.

West Sussex Wildlife Protection - Land needs checking for possible wildlife. A site survey can be carried out by group.

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.

Environment Agency

Consultations responses received:

County Highways - No objection.

County Archaeologist - No archaeological evaluation would be necessary.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary

Class A Road

Public Sewer

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

[GEN2](#)

[GEN4](#)

[GEN7](#)

Built-up Area Boundary

Location and Travel Demand

The Form of 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

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 or residential amenities.

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

There has been no change in policy since the previous approval which is a material planning consideration.

The provision of two blocks of 2.5 storey dwellings would not be prominent or obstructive in the street scene. One block would front Shripney Road and the other Frensham Avenue. 2-storey dwellings occupy the site at present and adjoin the site to the south. It has been indicated that redevelopment of the site with flatted accommodation would be acceptable and this application provides a lower density of development than that previously agreed.

The buildings would be set back from both frontages and would appear as distinctly separate blocks reducing their impact in terms of massing and maintaining appropriate separation distances to not detract from the existing character of development. The block fronting Shripney Road would be set back a similar distance from the road frontage to 'Ivanhoe' and other properties to the south

With regard to residential amenity the dwellings facing the rear garden area of 'Ivanhoe' to the south would be 22m from their rear elevation to the side boundary and the existing tree screen is indicated to be retained. In any case, this distance is considered sufficient to prevent any overlooking which would cause material harm. The side of unit 1 would face onto the side of Ivanhoe and only a bathroom window, which would be obscure glazed, is proposed at first floor level in the side elevation. The buildings would not result in any undue overbearing effects on nearby properties given the distances involved. 'Ivanhoe' is separated by Frensham Lane.

The parking and access are considered acceptable with the bulk of vehicle activity being generated to the north of the site away from adjoining residential properties.

The applicants have signed a planning obligation in respect of a commuted sum payment for provision of play area equipment under BE/115/09. The application is therefore recommended for approval 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 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping/hard and soft/, which shall include indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of amenity and of the environment of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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

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

- 5 The access to the proposed site/dwelling shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
These splays shall be:- 2 metres by 2 metres on each side of the proposed access based on the existing highway boundary.

- 6 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.

- 7 The buildings shall not be occupied until the parking spaces/turning facilities/and garages/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/turning/and garaging 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.

- 8 Prior to commencement of development details of the measures that will be taken to divert the public sewers shall be submitted to and approved by the Local Planning Authority.

Reason: In order to protect the drainage apparatus in accordance with policies DEV1 of West Sussex Structure Plan and GEN7 of Arun District Local Plan .

- 9 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan .

- 10 The development shall not proceed until details of the proposed surface water drainage works have been submitted to and approved in writing by the Local Planning Authority. Surface water drainage shall be carried out in accordance with such details and in conjunction with associated building works and agreed timetable.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, GEN9 of the Arun District Local Plan.

- 11 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 buildings 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 the interests of amenity 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.

- 12 No development shall be carried out until all buildings and structures existing on the application site at the date of this permission have been demolished, the debris removed from the site and the site cleared.

Reason: In the interests of the amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 13 This permission relates to the amended site layout plan submitted on 04-12-2006, drawing number 05-101-16 rev A, and elevation plans submitted on 02-11-2006, drawing numbers 05-101-18 rev A, 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.

- 14 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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: GEN2,GEN4,GEN7

NATIONAL POLICIES: PPS1,PPS3,PPG13

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

- 15 **INFORMATIVE:** 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.
- 16 **INFORMATIVE:** This permission is subject to a section 106 planning obligation relating to financial contributions with regard to provision of play area equipment.
- 17 **INFORMATIVE:** The buildings 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.
- 18 **INFORMATIVE:** A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk.