BE/139/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Demolition of existing dwelling and erection of pair semi-detached houses. (re-submission following BE/112/07) 401 Chichester Road, Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for demolition of No. 401 which is a detached bungalow and replacement with a pair of 3 bed 2 storey semis. Both properties would have one single garage.
SITE AREA	1112 sqm
RESIDENTIAL DEVELOPMENT DENSITY (NET)	18 dwellings per hectare
TOPOGRAPHY	Predominantly flat. Elevated above road by approximately 1m.
TREES	None
BOUNDARY TREATMENT	Fencing to 1.8m above walling to east (Hall). Rear 1.8m high fencing. Walling to No. 403 to 1.8m high. .
SITE CHARACTERISTICS	Existing dwelling is a bungalow. Pitched roof garage to side. Sea Scout hall to east. Fields opposite bungalow No. 403. Proposed garage would extend beyond current limit of development. No. 403 one window in side elevation.
CHARACTER OF LOCALITY	Predominantly residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BE/112/07	Demolition of existing dwelling and erection of pair of semi-detached houses	Refused 17/10/07

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bersted Parish Council	No objection
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection – Existing access should be widened to a minimum of 5m to allow 2 vehicles to pass at entrance to site. Sufficient space is required to allow vehicles to turn on site and avoid

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	reversing onto A259. Conditions suggested.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1
Arun District Local Plan : GEN7, GEN11

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPS 3 - Housing
PPG13 - Transport
PPS25 - Development and Flood Risk

POLICY COMMENTARY

The above policies combine to outline the relevant development control criteria against which the application will be assessed particularly with regard to visual and residential amenity and the character of the area.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

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 there would be no materially adverse effect on visual or residential amenity, the character of the area, highway safety or flooding.

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 application is for 2 semi-detached dwellings with attached garages. The site is currently occupied by one dwelling and is adjoined by a bungalow to the west and a single storey building to the east. However, the rest of Chichester Road is characterised by a mix of detached/semi detached 2 storey and single storey dwellings. The garage to the western dwelling would extend beyond the front elevation of the dwelling, but it would be set back from the site frontage to ensure it would not be unduly prominent in the street scene.

The provision of 2 properties would not therefore be out of keeping in the street scene. The plot sizes are comparable with others in the locality.

In terms of residential amenity the western property would be 2m from the western side boundary and would not be overbearing on the adjoining property being positioned adjacent to the driveway. The only first floor window in the side elevation would serve a bathroom which would be obscure glazed and would not therefore result in any material loss of privacy.

The application follows a similar application which was refused earlier this year because the site lies in Flood Zone 2 and a flood risk assessment was not submitted for consideration. This application includes an assessment which is acceptable.

The application is therefore recommended for approval subject to the conditions set out overleaf.

RECOMMENDATION BE/139/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: BE/139/07/

1 **To Addressee**

2 **Site Address**

401 Chichester Road
Bersted
Bognor Regis

3 **Description of Development**

Demoliton of existing dwelling and erection of a pair of semi-detached houses (Resubmission following BE/112/07)

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 Damp Proof Course levels of the proposed dwellings shall be positioned a minimum of 300mm above ground level.

Reason: To mitigate the risk of flooding in accordance with policies ERA4 of the West Sussex Structure Plan and GEN11 of the Arun District Local Plan.

CONDITION 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 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 buildings.

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.

CONDITION 4 The window at first floor level on the west elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 5 The access from the site to the public highway shall be a minimum of 5 metres in width.

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.

CONDITION 6 The building hereby permitted shall not be occupied until space has been laid out within the site in accordance with details approved by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

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.

CONDITION 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.

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.

RECOMMENDATION

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.

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,or highway safety or flood risk and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1,CH1,

LOCAL PLAN: GEN7,GEN11,GEN12

NATIONAL POLICIES: PPS1,PPS3,PPS13,PPS25

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

Case Officer: Mrs A Gardner