

Supporting Planning Statement

Site Address: 31 South Way, Bognor Regis, PO21 5HB

Introduction

This Planning Statement has been prepared in support of a householder planning application for the installation of a storage container within the residential curtilage of 31 South Way, Bognor Regis.

The proposal also includes the installation of timber trellis atop the existing brick boundary wall to provide visual screening of the container and to minimise any potential impact on neighbouring properties.

Site Description

The application site comprises a residential property located within a built-up residential area of Bognor Regis. The property benefits from an established boundary treatment in the form of a brick wall along the site perimeter.

The surrounding area is characterised by similar residential dwellings with defined boundaries, garden spaces, and incidental outbuildings typical of suburban settings.

Proposed Development

The proposed development consists of:

- The siting of a storage container within the curtilage of the property
- Positioning the container adjacent to the existing brick boundary wall
- Installation of timber trellis above the brick wall to provide additional screening

The container will be used for incidental domestic storage purposes only, in association with the main dwellinghouse.

Design and Visual Impact

The container has been carefully positioned along the existing boundary wall to reduce its prominence within the site and limit visibility from both the public realm and neighbouring properties.

To further mitigate visual impact, timber trellis will be installed along the top of the existing brick wall. This will:

- Break up the visual mass of the container
- Provide an opportunity for planting and soft landscaping
- Enhance the overall appearance of the boundary treatment

Given these measures, the development is not considered to result in any significant adverse visual impact on the character of the area.

Impact on Residential Amenity

The proposed container is modest in scale and located at the edge of the site, ensuring it does not result in material harm to neighbouring amenity.

Specifically:

- There will be no overlooking or loss of privacy
- The scale and positioning will not result in overbearing impact
- Any potential visual intrusion will be mitigated through the proposed trellis screening

As such, the development is considered to comply with accepted standards of residential amenity.

Planning Policy Context

The proposal accords with the general principles of the Arun Local Plan, which seek to ensure that development:

- Is of an appropriate scale and design
- Respects the character of the surrounding area
- Does not result in unacceptable harm to neighbouring amenity

The proposal represents a minor and incidental form of development that aligns with these objectives.

Conclusion

The proposed installation of a storage container, together with the addition of timber trellis screening, represents a modest and well-considered form of development.

The siting and screening measures ensure that the proposal will not cause any significant adverse impacts in terms of visual amenity or neighbour amenity.