

PLANNING APPLICATION REPORT**REF NO:** BE/34/08/**LOCATION:** 11 Ashurst Close
Bognor Regis**PROPOSAL:** Outline application for single storey dwelling.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

Proposal is in outline form with only layout forming part of the application. The development comprises a three bedroom detached bungalow which would be located in the side garden area of 11 Ashurst Close.

SITE AREA

420 square metres.

RESIDENTIAL DEVELOPMENT DENSITY (NET)

24 dwellings per hectare.

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

1.8m high fencing to side boundaries. Leylandi to 2m to rear of parking area.

SITE CHARACTERISTICS

End of terrace two storey house. Brick elevations. Tile hanging to first floor. Pan tile roof.

No. 11 large side garden area laid to lawn.

CHARACTER OF LOCALITY

Area characterised by two storey terraced properties. No. 12 - no windows at first floor in end elevation. Rear access path to side of No. 12.

RELEVANT SITE HISTORY

BR/1003/83	Proposed dwelling and garage	Refused 01-02-1984
BR/719/84	Proposed four bedroom house and garage	Refused 17-10-1984
BR/761/84	Proposed four bedroom house and garage	Refused 17-10-1984

REPRESENTATIONS**Representations received:**

Bersted Parish Council

Bersted Parish Council

None

Comments on Representations received:

None

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Class 'C' Road

Within Built-Up Area

DEVELOPMENT PLAN POLICIESWest Sussex Structure Plan DEV1
CH1High Quality Development
Character

Arun District Local Plan: GEN7

The Form of New Development

PLANNING POLICY GUIDANCEPPS1
PPS3Delivering Sustainable Development
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 the adjoining properties, nor would it have an adverse impact upon the established 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 proposal follows several other applications on the site in the 1980's for two storey development. All were refused and the subsequent appeal was dismissed.

The proposal varies from the earlier applications in that the site area is slightly smaller and the proposed dwelling is now single storey. Unneighbourly issues such as overbearing and overlooking have now been addressed.

However, Ashurst Close is characterised by two storey terraced properties. The provision of a bungalow at the end of the cul-de-sac would form a prominent feature which would straddle the existing gap between properties and appear cramped in the street scene.

In addition, the footprint would be uncharacteristically large. The proposal would be out-of-keeping and would adversely affect the existing pattern and character of development in the locality.

The application is therefore recommended for refusal for the reasons given overleaf.

RECOMMENDATION

REFUSE

- 1 The development of this site by the erection of a bungalow in the position proposed and of the size indicated would be out of keeping and prominent in the street scene and would adversely affect the character and appearance of the locality in conflict with policies DEV1, CH1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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