

PLANNING APPLICATION REPORT**REF NO:** BE/88/10/**LOCATION:** Richmond Lodge
Shripney Road
Bognor Regis**PROPOSAL:** Approval of reserved matters following outline approval BE/10/10/ for the erection of 10 no. 2 & 3 bedroom houses**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This application is to deal with the reserve matter of landscaping.
SITE AREA	0.16 hectares
RESIDENTIAL DEVELOPMENT DEN	62.5 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing to the side, wall and pillars on front boundary. Tree screen to the rear (leylandii).
SITE CHARACTERISTICS	Two and a half storey, rough rendered and painted white, empty and boarded up. Rear timber balcony. Side pitched roof garage. The site is covered in rubbish, some near structure previously on site has been removed.
CHARACTER OF LOCALITY	Predominantly residential. Properties either side are three storey.

RELEVANT SITE HISTORY

BE/57/07/	Outline application for the demolition of Richmond Lodge and the erection of 10.no 1 & 2 bedroom flats within the existing permitted building envelope. (Departure from the Development Plan).	Refused 25-07-2007 Appeal: Allowed+Conditions 20 12 2007
BE/8/08/	Approval of reserved matters following the grant of outline consent BE/57/07 for 5 No 1 bedroom flats and 5 No 2 bedroom flats.	Withdrawn 23-04-2008
BE/48/08/	The demolition of Richmond Lodge and the erection of 10 no 2 bedroom & 4 no 1 bedroom flats.	Approved Cond + S106 27-08-2008

BE/81/08/	Application for the demolition of Richmond Lodge and erection of 6 No 2 bedroom and 8 No 1 bedroom flats. (Amendment to previously approved application BE/48/08)	Approved Cond + S106 05-11-2008
BE/74/09/	Outline application with all matters reserved for erection of 6 no. 3 bedroom and 3 no. 2 bedroom houses	Approve Cond 07-10-2009
BE/10/10/	Outline application with some matters reserved for the erection of 10 no. 2 & 3 bedroom houses	Approve Cond 24-06-2010

REPRESENTATIONS

Representations received:

Bersted Parish Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

WSCC Local Development Divis.

Parks and Landscapes

Consultations responses received:

Awaited

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Class A Road

Outside the Built Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)
[GEN7](#)
[GEN12](#)

Protection of the Countryside
The Form of New Development
Parking in New Development

PLANNING POLICY GUIDANCE

PPS1
PPS3
PPS7
PPG13

Delivering Sustainable Development
Housing
Sustainable development in rural areas
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 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

PRINCIPLE:

The principle of 10 houses has been established with the approval of BE/88/10 in outline, which dealt with all matters except landscaping which was left as a reserved matter. This application is to consider the landscaping as the last reserved matter.

VISUAL AMENITY:

From the street scene the west elevation (front) is designed to appear as a large property consisting of a central gable, containing two front doors for 2 of the 3 bedroom houses. This elevation is 2.5 storey. On the rear (east) elevation 2 further 3 bedroom houses are provided facing onto the car park area. The six two bedroom houses will have grasscrete areas to the front to provide car parking spaces for each property and this reduces the hardstanding by breaking it up to greencrete making the parking to the front of these dwellings visually acceptable. The garden amenity space to these properties is to the rear. In the case of the three bedroom houses to the front and rear of the development will have amenity areas to the front of the dwellings. This is considered to be visually acceptable. The proposed landscaping is gardens laid to lawn with hedging to the front screening the footpath to the dwellings and the refuse store. A brick wall and wrought iron gates screen the development and the rear. It is considered that this screening has the visual appearance of one dwelling from the street scene.

LANDSCAPING:

The applicant has supplied details of planting species in accordance with a Landscaping Schedule and Maintenance Plan. The District Parks and Landscape Officer is satisfied with this. Landscaping to the front boundary will consist of cherry plum trees, hedgerow and shrubs.

SUMMARY:

The proposed landscaping is considered to be acceptable. Therefore it is recommended that the application is approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 This permission relates to the following approved plans RL 154A, RL 158A, RL 155A, RL 156A, RL 157A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 2 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 policy GEN7 of the Arun District Local Plan.

- 3 **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: GEN3, GEN7, GEN12

NATIONAL POLICIES: PPS1, PPS3, PPS7, PPG13

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