

PLANNING APPLICATION REPORT

REF NO: BE/93/09/

LOCATION: 204 Chichester Road
Bognor Regis

PROPOSAL: Drop kerb and vehicle crossover

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Vehicular access approximately 3m in length across existing footpath and grass verge which is 6m wide to provide vehicular access to 204 Chichester Road.
SITE AREA	Approximately 252 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has wall + wrought iron gates approximately 1.2m in height, east side boundary has close boarded fencing plus hedging approximately 1.5m in height, west side boundary has close boarded fencing approximately 1m in height.
SITE CHARACTERISTICS	Detached chalet bungalow with light brown brickwork on lower level, pebbledash on upper level, white window frames with a brown tiled roof. Existing front garden area has concrete hardstanding.
CHARACTER OF LOCALITY	Main road with residential properties comprising detached, semi-detached and terraced predominantly two storey of various styles and designs. Garage with car sales to west of site.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Bersted Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

WSSC Local Development Divis.

Consultations responses received:

Based on the submitted information and available WSSC map information, I would not foresee any significant issues with the formation of an access in the location shown. Based on the speed limit of the road and guidance issued with Manual For Streets, visibility splays of 2.4m by 43 metres would be required. To the west and the east 43 metres it would appear this distance can be achieved. Other properties along this part of Chichester Road have similar arrangements without apparent omission and given the presumed low number of daily vehicular movements, it is not anticipated this proposal would adversely affect highway safety. As the new access is only serving the one dwelling a 3 metre wide access would be sufficient for these uses. Any works on the highway must be agreed with the WSSC Local Engineer and carried out under licence. I would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent surface water running onto the public highway. If the LPA are minded to approve this application, a condition securing the new access and vehicular visibility splays should be included.

Comments on Consultation responses:

Comments noted. If approved, a condition and informative will be imposed relating to the access and visibility splays.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
Class A Road

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

GEN2
GEN7
GEN9

Built-up Area Boundary
The Form of New Development
Foul and Surface Water Drainage

PLANNING POLICY GUIDANCE

PPS1
PPS25

Delivering Sustainable Development
Development and Flood Risk

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 property is sited off the main Chichester Road which is a classified A road. The majority of properties along the Chichester Road have vehicular access and the adjacent properties No 206 and 208 have similar vehicular access.

There is an existing concrete harstanding within the front garden area with access gates and the proposal is to create a vehicular access with crossover across the public footway and grass bank. It is not considered that the vehicular access would harm the visual amenity of the local area or pose a danger to pedestrians and road users.

County Highway's have been consulted and have raised no objection regarding highway safety and it is therefore recommended that the application be approved, 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 The access to the proposed dwelling shall not exceed 3m in width and shall be laid out to provide visibility splays of 2.4m on each side of the proposed access.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The hardsurface shall be made of porous materials, or provision shall be made to direct run-off from the hardsurface to a permeable or porous area or surface within the curtilage of the dwelling.

Reason: In order to prevent flooding through surface water run-off and pollution of the water environment in accordance with Policy GEN7, GEN9 of the Arun District Local Plan, the requirements of PPS25 Development and Flood Risk, Department for Communities and Local Government 'Guidance on the permeable surfacing of front gardens'.

- 4 This permission relates to the following approved plans Location Plan 1:1250 Drg No 0946/01 and Block Plan 1:500 Drg No 0946/02 received on 10th November 2009.

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

- 5 INFORMATIVE: The access shall not be used 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 West Sussex County Council. 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.

- 6 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, GEN7, GEN9

NATIONAL POLICIES: PPS1, PPS25

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