

PLANNING APPLICATION REPORT**REF NO:** BR/119/08/**LOCATION:** Coach House
Rear of 108 Aldwick Road
Bognor Regis**PROPOSAL:** Demolition of an existing outbuilding & the construction of a replacement building to provide a detached 2 storey dwelling.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application is to demolish an existing two-storey garage/store and construction of a two-storey two-bedroom dwelling.
SITE AREA	0.01 hectares
RESIDENTIAL DEVELOPMENT DENSITY(NET)	100 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing to the side. Front is directly onto the rear of Aldwick Road access road.
SITE CHARACTERISTICS	Two-storey building with garaging at ground floor to a window and door at first floor on the front elevation. Lean-to rear extension. Two side first floor windows.
CHARACTER OF LOCALITY	The site is directly onto the rear access road servicing Aldwick Road. Aldwick Road is predominantly a residential area of flats and houses.

RELEVANT SITE HISTORY

BR/46/04/ Single dwelling

Approve Cond
26-04-2004

The above application granted consent for the conversion of the existing building into a dwelling.

REPRESENTATIONS**Representations received:**

Bognor Regis Town Council

Bognor Regis Town Council

Objection - it is over intensive and unneighbourly as it is right up against the boundaries of the neighbouring properties.

Comments on Representations received:

Noted. It is a replacement building on the existing footprint with the addition of a single storey extension.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Within the Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: DEV1

High Quality Development

Arun District Local Plan: GEN7

The Form of New Development

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

PPS3

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 is to demolish the existing two-storey building and to rebuild it with a small rear single-storey extension to form a two-bedroom house.

It is noted that planning application BR/46/04 granted consent for the conversion of the existing building into a residential dwelling, and this established the principle of residential development on the site.

The proposed building is on the existing footprint (with a small single-storey rear extension) and will visually appear as the existing with fenestration changes on the front elevation.

There are no windows proposed at first floor level on the rear elevation, therefore this will not create any significant overlooking of neighbouring properties.

The proposal will replace a tired building with a new dwelling which would improve the visual amenity of the locality. It is considered the proposal will not create any significantly adverse effects on neighbours, therefore it is recommended that the application is approved subject to the conditions set out overleaf.

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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

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.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed at first floor level or above on either the side or rear of the extension building without the prior permission of the Local Planning Authority on an application in that behalf.

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

- 4 The windows on the side elevation of the building shall at all times be glazed with obscured glass and fixed so as not to open outwards.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies B1, G1, G5 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7, DEV19 of the Arun District Local Plan.

5 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)

Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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

STRUCTURE PLAN: DEV1

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1, PPS3

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