BR/186/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Crossover – vehicular access 36 West Street Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	300 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Gently sloping west to east
TREES	None affected
BOUNDARY TREATMENT	Front boundary kept by 1m timber fencing
SITE CHARACTERISTICS	Two-storey end of terrace property with cream rendered walls and slate tiled roof
CHARACTER OF LOCALITY	Town centre, predominately residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/392/03	Permission for continuance of use as residential curtilage without compliance with Condition 6 of BR/26/94 (Parking Condition)	Approve 16-02-2004

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	Objection on grounds of road safety in busy road and fear vehicles could reverse into oncoming traffic. Concern if approved this would set precedent
LOCAL GROUPS	None
Two letters of objection	• Busy thoroughfare with constant traffic flow, poor visibility, and very close to bus stop. Exacerbates already present highway danger • Access could be made from Bakery Lane and should be consideration • Will allow creation of new, if not legal, boundary and mean traffic driving over pedestrian pavement

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No highway objection would be raised. From visiting the site it is evident that the hardstanding may already have been in use for

BR/186/07

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	the parking of vehicles. Visibility is restricted for vehicles emerging onto West Street due to features in the adjoining garden. Visibility along West Street is though good so any oncoming vehicles should be able to observe any emerging vehicles. Consideration is also given to the likely low number of daily vehicle movements that would arise from the usage of vehicular access and also the restricted on-street car parking within this area.
District Conservation Officer	Awaited
Conservation Area Advisory Committee	Destroys street scene

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Conservation Area Class A Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH4
Arun District Local Plan: GEN7, AREA2

PLANNING POLICY GUIDANCE

PPS1:	Delivering sustainable development
PPG13:	Transport
PPG15:	Planning and the Historic Environment

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 in the Conservation Area, and highway safety.

COMMENT ON CONSULTATION RESPONSES

Noted. It is not considered the formation of a dropped kerb would adversely impact upon the visual amenities of the street scene to any demonstrable degree.

COMMENT ON REPRESENTATIONS RECEIVED

Noted. Vehicle passage over the pedestrian pavement is a matter controlled by West Sussex Highways Authority legislation.

BR/186/07

ASSESSMENT OF PROPOSAL

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 site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".)

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality, amenities of adjoining landuses, on the established character and appearance of the Conservation Area, or highway safety.

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 for the dropping of a kerb, a feature not unknown in the street scene, and as such is not considered to detrimentally impact upon the established character and appearance of the Conservation Area. County Highways have raised no objection to the proposal from highway safety. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

BOGNOR REGIS BR/186/07/

Crossover - vehicular access.

36 West Street
Bognor Regis

RECOMMENDATION

Approve Conditions

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 INFORMATIVE: The access shall not be carried on 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 Local Planning Authority. 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.

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 Conservation Area and on its established character and appearance, and highway safety, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, CH4

LOCAL PLAN: GEN7, AREA2

NATIONAL POLICIES: PPS1, PPG13, PPG15

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