

REPORT UPDATE

Application No: BR/218/09/

Reason for the Update / Changes

Reason for Update/Changes:

Objection from the Town Council on the grounds that the proposal represents an over development of the site and out of character with the street scene.

Officers Comment:

The site already benefits from permission to erect a dwelling.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

BR/218/09/

PLANNING APPLICATION REPORT

REF NO: BR/218/09/

LOCATION: 6 Nelson Road
Bognor Regis
West Sussex

PROPOSAL: Erection of 1 no. 3 bed detached dwelling as an amendment to previously approved BR/2/09/

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Amendment to original permission (ref BR/2/09) comprising changing the profile of the roof to barn hips both ends rather than just to one end (west elevation facing number 6 Nelson Road).
SITE AREA	0.051 hectares
RESIDENTIAL DEVELOPMENT DEN	59 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	One metre fencing to the front with mature hedging behind. Wall to side.
SITE CHARACTERISTICS	Large detached two storey house with a large side garden and small rear garden. One first floor side window.
CHARACTER OF LOCALITY	Neighbouring bungalow with no side windows. A lean to and garage on the boundary. A mix of styles and design of

detached properties. Bungalows to the rear.

RELEVANT SITE HISTORY

BR/2/09/	Extension of the existing house to form a new attached 3 - bed dwelling with a new detached 3 - bed dwelling to the side	Approve Cond 18-03-2009
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REPRESENTATIONS

Representations received:

Bognor Regis Town Council

Awaited

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways

Access is acceptable via a new access with a proposed cross over to provide 2m visibility splays for pedestrians. Car parking proposed in line with maximum standards. Covered cycle storage needs to be provided.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPH5	Housing Design and Density
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

Principle

The principle of a dwelling on the site has been approved under reference BR/218/09. What is up for consideration in this application is changing the profile of the roof facing 4a Nelson Road. Such a change will impact on the residential amenity levels of 4a and the character of the street. PPS1 & PPS3 emphasise the need to make efficient use of land for development but also advises that new housing is well integrated with and complement neighbouring buildings and the local area generally in terms of scale, density, layout and access. Regard is also needed towards protecting amenities and the existing use of lands and buildings.

Residential Amenity

Changing the roof line to a barn end hip will result in the gable end wall facing number 4a increasing from 0.8m to 4.5m in height, an increase of 3.7m. This difference in profile and extra building mass is considered acceptable in amenity terms, given that this elevation is separated from the side elevation of 4a, where there are no side windows, by 3.4m.

Character and Appearance

Having a barn hip on this end will complement the proposed barn hip on the other end of the dwelling and thereby serve to preserve the character and appearance of the proposed dwelling and that of the wider locality. Given that there already exist a permission with a different roof profile the proposal is considered to represent an improvement to the visual amenities of the locality.

Conclusion

There is considered to be an acceptable increase in impact on the amenity of the neighbouring property together with the character and appearance of the general locality. It is therefore recommended to approve the application 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 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 in accordance with policy 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 in the side walls at first floor level or above of the new dwelling 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 GEN7, DEV19 of the Arun District Local Plan.

- 4 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 policy GEN7 of the Arun District Local Plan.

- 5 This permission relates to the following approved plans: All marked as received 07 September 2009. Location Plan 1/1259 Revision A, Site Plan 1/500 Revision B, Proposed Site Plan 1/100 Revision C, Proposed Dwelling Elevations 1/100 Revision C, Proposed Streetscene Elevation 1/100, New Dwelling Floor Plans 1/50 Revision C, Existing Roof Plan 1/100 Revision C, Proposed Roof Plan 1/100 Revision C.

Reason: For the avoidance of doubt and in the interest of amenity and the environment in accordance with Policy 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

LOCAL PLAN: GEN7

SOUTH EAST PLAN: H5

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.