

PLANNING APPLICATION REPORT

REF NO: BR/230/11/

LOCATION: 12 Wadhurst Close
Bognor Regis

PROPOSAL: A wooden (timber tongue & groove) 3.6m x 2.4m garden shed.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The wooden shed measures approximately 2.4m in width, 3.6m in depth and 2.5m in height.
SITE AREA	Approximately 182 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is open to the highway, eastern boundary is open with close boarded approximately 1.8m in height to western side boundary.
SITE CHARACTERISTICS	End of terrace two storey property. The property has reddish/brown brickwork, red tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential cul-de-sac comprising terraced properties of similar style and design.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Bognor Regis Town Council
No objection

2 Letters of Objection

The shed is a blight on the neighbourhood and detracts from the visual amenity of the area. A garage in Aldwick was not permitted as it was not in keeping with the neighbourhood and this shed fits into the same category.

Comments on Representations received:

Comments noted.

It is noted that the shed has no architectural design merit but in view of its size and height it is not considered to be of an obtrusive nature to recommend a refusal. Each application is assessed individually and as there was no address given for the garage in Aldwick I am

unable to comment on this particular case.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)

Built-up Area Boundary
The Form of New Development

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

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 end of terrace property No 12 lies within a residential cul-de-sac which are open plan in character. To the western side of this property is a grassed area that is within the site boundary of No 12 and on this area a wooden shed has been erected.

The retrospective application is for the continued siting of the wooden shed that measures approximately 2.4m in width, depth of 3.6m and a maximum height of 2.5m. The shed is brown in colour with a felt roof and has been positioned to the southern side boundary adjacent to close

boarded fencing and fronting the highway.

The shed is of a minimal size and height but in view of its siting forward of the dwelling the shed is readily visible in the street scene but in planning terms there is no adverse impact upon residential amenities. Since the shed was first constructed it has been re-stained which gives a better appearance and although the shed has no architectural design merit it is not considered to be of a harmful nature to warrant a refusal.

It is therefore recommended to approve the application subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The shed hereby permitted shall be used for domestic purposes in connection with No 12 Wadhurst Close and for no other purpose.

Reason: In the interests of the character and amenities of the locality in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans: Site 1:1250, Block 1:500, Floor 1:50, Elevations 1:50 received on 20th September 2011.

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.

- 3 In view of its design, materials and location the shed should be maintained in a condition that ensures its acceptable continued appearance.

Reason: In the interests of the visual amenities of the locality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.